

BACKGROUND

On October 27, 2010, the Saint Paul City Council passed a resolution requesting a zoning study of rezoning the area of District 9 bounded by Grand Avenue to the North, Interstate 35E to the Northwest, Smith Avenue to the East, Shepard Road to the Southeast and Grace Street to the South. In its resolution, the City Council expressed concern about residential structures originally constructed as single-family homes that have subsequently been converted into duplex or triplex homes leading to serious adverse affects when these converted homes are no longer owner occupied or where such converted homes are not occupied for extended periods of time.

The purpose of the zoning study described in the resolution is to “assess the impact of converting single-family homes into multifamily residences [in the study area] as well as to make any recommendations regarding down-zoning or any other amendment(s) to the City’s official controls which would preserve the prevailing character of the said neighborhood.” A moratorium on the issuance of zoning and building permits or approvals that would permit an existing single-family home in the study area to be converted to a two- or three-unit dwelling is also in place.

PLANNING PRECEDENTS

The District 9 Area Plan, adopted by the City Council on July 7, 2010, envisions a growing community that integrates new housing units into the existing density of the community, maintains the existing housing stock, and retains its character. The plan addresses a number of housing issues of concern to District 9 residents, as well as key strategies related to residential zoning:

1. Maintain the character of existing residential areas by keeping zoning appropriate to residential neighborhoods.
- ...
3. Study rezoning the area of District 9 bounded by Grand Avenue to the North, Interstate 35E to the Northwest, Smith Avenue to the East, Shepard Road to the Southeast and Grace Street to the South to assess the impact of the conversion of single family homes to multi-family residences and consider downzoning with the intent to prevent future conversions of single-family homes and require deconversion of homes designed as single-family when the property has been vacant for 365 days.

The Land Use Plan, adopted as part of City of Saint Paul Comprehensive Plan, describes Established Neighborhoods as places characterized almost entirely by single-family houses and duplexes, as well as scattered small scale multi-family housing, and states that the character of Established Neighborhoods should be maintained (LU-1.5). Most of the land within the study area is designated as Established Neighborhoods. The density goal for Established Neighborhoods is 3-20 units per acre.

The Land Use Plan also designates two kinds of corridors for growth – Mixed-Use Corridors and Residential Corridors. Mixed-Use Corridors are thoroughfares that are served by public transit and include areas where two or more land uses occur in close proximity. West 7th Street, which runs through the heart of the study area, is designated as a Mixed-Use Corridor. Residential Corridors are street corridors that run through Established Neighborhoods and are characterized by medium-density residential uses. Western Avenue, which runs north-south through the study area, and Saint

Clair Avenue, which runs east-west, are designated as Residential Corridors. The density goal for Residential Corridors is 4-30 units/acre.

The City of Saint Paul Housing Plan, adopted as part of the Comprehensive Plan, includes policies on increasing housing choice across the city to support economically diverse neighborhoods (H-1.1). These choices should include a mix of rental and ownership units, a range of housing types, and diversity of income levels.

STUDY AREA TODAY

EXISTING LAND USE

The study area today consists largely of single-family houses with some duplexes, triplexes, and larger multifamily housing. There are two large institutional uses in the study area: Jefferson Elementary School and the West 7th Community Center. West Seventh Street runs diagonally through the study area; because it is commercial/mixed-use character, properties along West Seventh are not being examined in this zoning study. Magic's Auto Repair (237 Richmond) is not a residential use, but is currently zoned RT2. The study area is bounded by 35E on the north and by railroad tracks and the river to the south.

Staff used a combination of field work and Ramsey County data to create a map of the existing duplexes, triplexes, and apartment buildings in the area. More duplexes and triplexes are identified in Ramsey County tax records than were found by staff in the field; many of the duplexes and triplexes identified in Ramsey County records are tax forfeited and are in the process of being returned to their original use as single-family homes. A map of current residential land uses, prepared with assistance from Fort Road Federation staff, is attached (Map 1).



Figure 1: Banfil Street

The street and block pattern in the study area is unique. Single-family lot size varies significantly, from very small (360 Emma is just 880 square feet) to fairly large (506 Harrison is 16,588 square feet). Twenty-two percent of the residential lots in the study area are 4,000 square feet or fewer. The median lot size is 4,797 square feet. There are very few alleys in the study area, and many of the streets dead end at the highway, railroad tracks, or West 7th. Streets like Banfil and Superior are very narrow and lack boulevard areas, and have very small setbacks from the street (Figure 1). There are a number of vacant houses in the area, many of which are being rehabbed (Figure 2).



Figure 2: 26-32 Douglas

EXISTING ZONING

Most of the study area north of West 7th is currently zoned RT2, except the Winslow Commons property on Western (zoned RM3) and Osceola Commons (RM2). South of West 7th, the area west of Dousman is zoned RM2, while the area to the east of Dousman is zoned RT2. A map of the current zoning is attached (Map 2).

The RT2 townhouse residential district provides for two-, three-, and four-family and townhouse structures, along with civic and institutional uses, public services and utilities that serve residents in the district. It is intended to provide for a variety of housing needs and to serve as zones of transition between one- and two-family residential districts and multiple-family residential districts and business districts. The district recognizes the existence of older residential areas of the city where larger houses have been or can be converted from single-family to two-, three-, or four-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. The RT2 district further provides for housing that has many of the amenities of single-family dwellings arranged in a low-density, multiple-family pattern.

The RM2 medium-density multiple-family residential district is intended to provide for more extensive areas of multiple-family residential development and a variety of congregate living

arrangements, as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.

The RM3 high-rise multiple family residential district is intended to provide sites for high density multiple-dwelling structures adjacent to high-frequency transit service and high traffic generators commonly found in the proximity of major shopping centers and areas abutting major thoroughfares and expressways. It is also designed to serve the residential needs of persons desiring apartment-type accommodations with central services as opposed to the residential patterns found in the RM1 and RM2 multiple-family residential districts. The high-rise nature of the district is provided to allow for greater density with lower coverage, which will in turn result in more open space.

STAFF ANALYSIS

Single-family homes, duplexes, triplexes, and apartments are a part of all of Saint Paul's neighborhoods, and provide a valuable range of housing choices for the community. Staff was directed to assess the impact of conversions of single-family homes to duplexes and triplexes in the study area.

The conversion of single-family homes to duplex/triplex uses may impact the surrounding neighborhood. In some cases, the impacts of duplex/triplex conversions are physical – conversions may necessitate the addition of new exterior housing features, such as external staircases that change the appearance of the house (Figure 3). Duplexes and triplexes that are used as rental housing may have negative impacts on neighbors if they are not well managed or adequately maintained, but in these cases the negative impact stems from poor management of rental property rather than duplex/triplex conversions.

The actual number of duplexes and triplexes in the study area seems to have decreased dramatically over the last 25 years (down from 163 duplexes and triplexes in the area in 1986 to 90 in 2011 – a 45 percent decrease). In recent years, at least, there have not been many conversions of single-family homes to duplexes/triplexes.; there are only eleven duplexes/triplexes now that were single-family houses in 1986.

Staff performed a field assessment of whether existing duplexes/triplexes



Figure 3: 295 Goodhue

are original or converted single-family houses (Map 1). Classification of duplexes/triplexes as converted or original was based on field observation of house form, entryways, porch configurations, etc. (Figure 4). In cases where it was not clear that a property was originally built as a duplex/triplex, staff assumed the property was converted. Twenty-one percent of the area's duplexes /triplexes appear to be original.



Figure 4: 373 Goodrich (top) and 204 Ann (bottom)

predominantly single-family homes, and makes sense given the area's many small lots, lack of alleys, and narrow roadways. Forty-four (44) duplexes/triplex properties would become nonconforming under the proposed R4 zoning.

Under the current RT and RM2 zoning, parcels must meet minimum lot size standards to accommodate multiple units. For a new duplex, or a conversion of a one-family house to a duplex, the lot must be at least 6,000 square feet and 50 feet wide. For a new triplex or conversion to a triplex, the lot must be at least 9,000 square feet and 50 feet wide. Yard setback requirements and lot coverage maximums must also be met. Map 3 shows parcels in the study area that are large enough and have sufficient lot widths to accommodate a duplex under the current zoning (setbacks and lot coverage were not considered in the analysis). Of the 758 parcels that are currently zoned RT2 or RM2 in the study area, 109 parcels meet the lot-size requirements for duplexes (14 percent). Again, however, there does not appear to be significant development/conversion pressure on these lots in the current market.

PROPOSED ZONING

R4 zoning is a good fit for most of the study area. Map 4 shows the proposed zoning. The R4 one-family residential district provides for an environment of predominantly low-density, one-family dwellings along with civic and institutional uses, public services and utilities that serve the residents in the districts. R4 zoning reflects the current land use of

There are some places where staff recommends zoning other than R4:

1. Parcels that are currently being used for multifamily housing. There are a number of four-plexes in the study area that would become nonconforming under R4 zoning, and are instead generally proposed to retain their current RT2 zoning or be downzoned to RT2 from RM2. The Superior Street Cottages at Duke/Superior would also retain their RT2 zoning (Figure 5). There are a few exceptions where the multifamily housing is built on small lots and where RT1 zoning seems to be a better fit, like 371 Sturgis (a four-plex on a 3,049 square foot lot).



Figure 5: Superior Street Cottages

2. Parcels containing original duplexes or parcels in areas where there are three or more duplexes/triplexes or multifamily-housing properties clustered together. These parcels are generally proposed to be downzoned from RT2 to RT1. The RT1 two-family residential district provides for an environment of predominantly low density one- and two-family dwellings along with civic and institutional uses and public services and utilities that serve the residents in the district. The district recognizes

the existence of older residential areas of the city where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. 281 Banfil is an exception; Banfil's unique street character, lack of setbacks, and small lots make R4 a better choice (Figure 6).

3. Parcels with larger multi-family housing. The Winslow Commons parcel is proposed to retain its current RM3 zoning. Osceola Commons would retain its RM2 zoning, and Henry Courts would be rezoned RM2 from RT2.

4. Parcels close to West 7th and along Smith north of West 7th. Many of the parcels close to West 7th that are zoned for residential uses may over time transition to other uses. Twenty-two parcels are proposed to be rezoned to TN1 and 22 are proposed to be rezoned TN2. The TN1 traditional neighborhood



Figure 6: 281 Banfil

district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses. Properties proposed to be rezoned to TN1 include Magics Auto Repair shop (237 Richmond – Figure 7), the Salvation Army property (397 Smith), MacDonald Montessori (175 Western), and St. Stanislaus church (398 Superior).



Figure 7: 237 Richmond

The TN2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. Properties proposed to be rezoned TN2 include some small business uses along Michigan east of Western that are currently zoned B3 and the apartments along Western south of Michigan.

5. Parcels that are currently split zoned. There are a few parcels in the study area that are split zoned between two or more zoning categories. The Degidio's parcel at 425 W. 7th is currently zoned B2 and RT2. The RT2 portion of the parcel is proposed to be rezoned B2 to match the remainder of the parcel. The Mancini's parcel at 535 W. 7th is split between RT2, B2, and VP zones. The proposed zoning changes the RT2 portion of the parcel to VP to reflect its current use as parking. 317 Goodhue is currently split zoned RM2 and B3. The proposed zoning does not change the B3 portion of the lot but proposes RT1 for the balance of the parcel.

6. Railroad parcels. There are a few railroad parcels along the southeastern boundary of the study area that are currently zoned RM2. These parcels are proposed to take on the zoning of the parcel to the south of the study area - OS between Colborne and Western and I2 between Western and Saint Clair.

Map 1: Residential Land Uses

- Duplex/Triplex (original)
- Triplex (conversion)
- Duplex (conversion)
- Single Family
- Multi Family



Data source: Ramsey County, fieldwork.

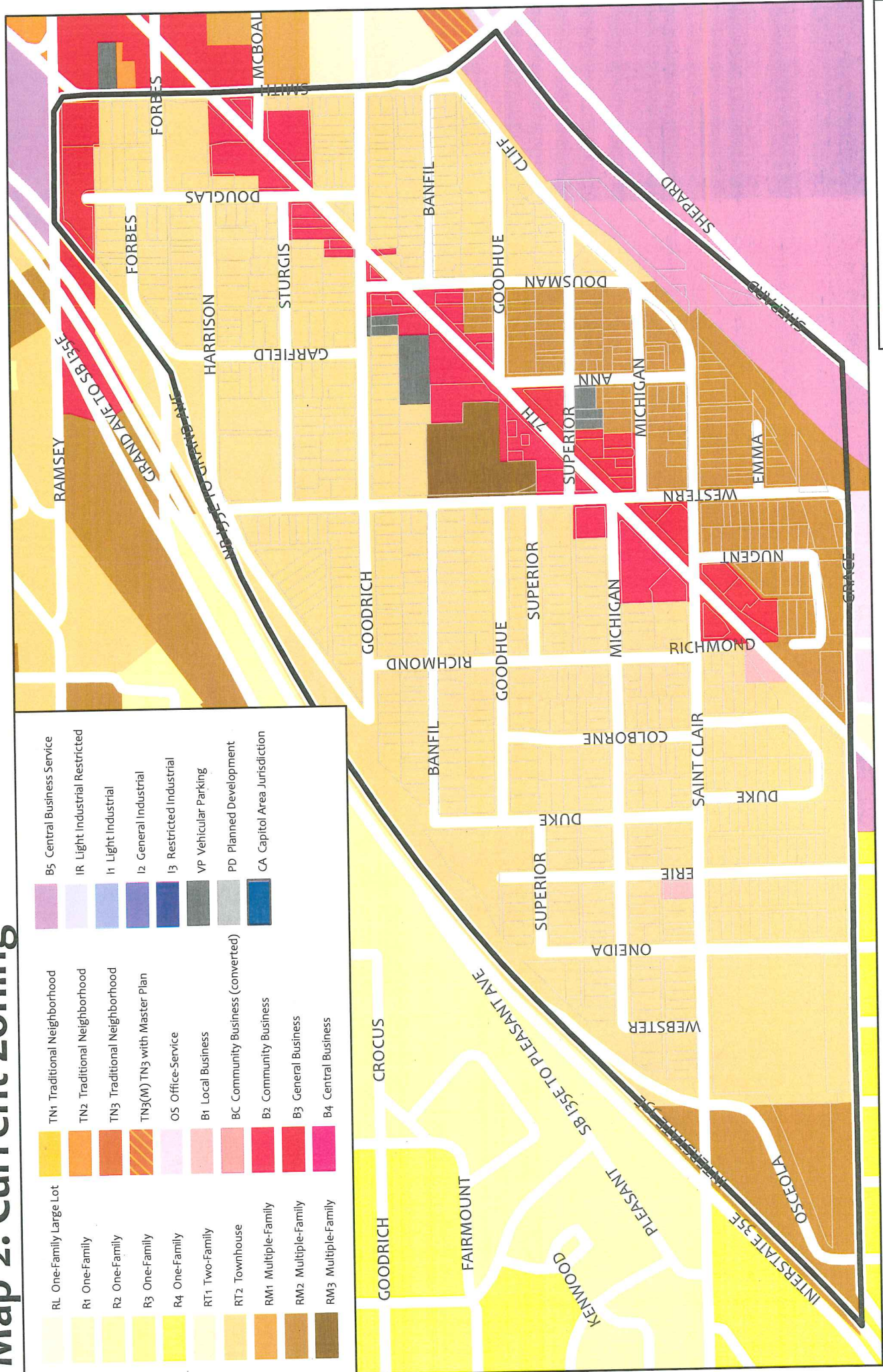
Classification of duplexes/triplexes as converted or original based on field observation of house form, entryways, porch configurations, etc.

In cases where it was not clear that a property was originally built as a duplex/triplex, staff assumed the property was converted.

July 29, 2011

Map 2: Current Zoning

RL One-Family Large Lot	TN1 Traditional Neighborhood	B5 Central Business Service
R1 One-Family	TN2 Traditional Neighborhood	IR Light Industrial Restricted
R2 One-Family	TN3 Traditional Neighborhood	I1 Light Industrial
R3 One-Family	TN3(M) TN3 with Master Plan	I2 General Industrial
R4 One-Family	OS Office-Service	I3 Restricted Industrial
RT1 Two-Family	B1 Local Business	VP Vehicular Parking
RT2 Townhouse	BC Community Business (converted)	PD Planned Development
RM1 Multiple-Family	B2 Community Business	CA Capitol Area Jurisdiction
RM2 Multiple-Family	B3 General Business	
RM3 Multiple-Family	B4 Central Business	



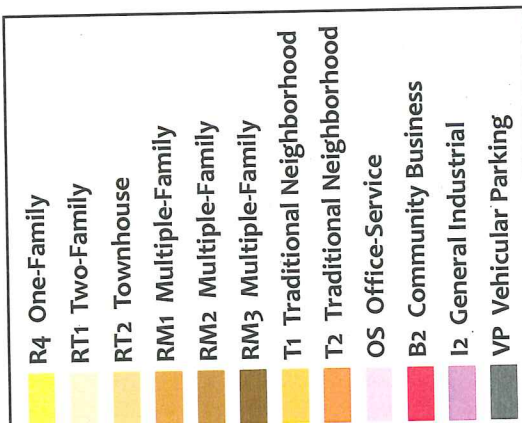
Zoning effective as of March 16, 2011

Map 3: Minimum Lot Size Requirements for Duplexes



Parcels in blue meet minimum lot size standards for duplexes under current zoning. For a new duplex, or a conversion of a one-family house to a duplex, the lot must be at least 6,000 square feet and 50 feet wide. Setback requirements and lot coverage were not considered in this analysis.

Map 4: Proposed Zoning



July 29, 2011

[illegible]

Parcels in green are currently being used as duplexes or triplexes. Duplexes and triplexes are not a permitted use in the R4 district.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6565
Facsimile: 651-228-3261

Date: July 29, 2011
To: Planning Commission
From: Neighborhood Planning Committee
Subject: Review of public hearing comments on District 9 Residential Zoning Study

Background

The Planning Commission held a public hearing on the District 9 Residential Zoning Study on July 22, 2011. Four people spoke, and staff received written testimony from eight additional people. This memo summarizes the issues raised and presents comments and recommendations for the Planning Commission.

The public hearing draft of the District 9 Residential Zoning Study is online at <http://bit.ly/D9zoning>.

Overview of public hearing comments

Most of the comments received were supportive of the recommendations in the zoning study. Two letters were received from people who oppose the zoning study's recommendations, and one letter was supportive but requested specific changes to the recommendations.

1. Moratorium and Proposed Zoning

Comment. Letters of opposition from Paul Stephanyshyn (313 Harrison) and Adelheid Stephanyshyn (98 Garfield) express concerns about the City Council moratorium on the conversion of single-family homes to duplexes/triplexes as well as about the inability to change the use of their properties, from single-family home to triplex and from duplex to triplex, under the proposed zoning. Neither owner received notice of the moratorium's passing at City Council. Both houses have three kitchen stoves, and while neither owner has imminent plans to convert to a triplex, they would like to have the right to do so in the future.

Committee Comment. On October 27, 2010, the Saint Paul City Council passed a resolution requesting a zoning study and enacting a moratorium on the issuance of zoning and building permits or approvals that would permit an existing single-family home in the study area to be converted to a two- or three-unit dwelling is also in place.

The authority to introduce a moratorium through an interim ordinance comes from Minn. Stat. § 462.355, Subd. 4, which reads:

The governing body of the municipality may adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit any use,

development, or subdivision within the jurisdiction or a portion thereof for a period not to exceed one year from the date it is effective.

Under Chapter A-11 of Saint Paul's Administrative code, interim ordinances are exempted from the ENS notice requirements. Notice of the zoning study was sent out via ENS, published in the Legal Ledger (6/27/11) and Pioneer Press (7/1, 7/8, and 7/15/11), and mailed to affected property owners twice.

The proposed zoning allows the current official uses to continue indefinitely. The owner says 313 Harrison is currently being used as a single-family home, but property tax records reflect a duplex use. The current zoning of the property is RT2, and it is proposed to change to RT1. Duplexes are allowed under RT1, but triplexes are not. The parcel would meet the minimum lot-size and width requirements for duplex and triplex uses under the current zoning. The owner of 98 Garfield says the house is registered as a duplex, but property tax records indicate that it is used as a single-family home. The current zoning of the property is RT2, and the proposed zoning is R4. Both duplexes and triplexes are not permitted uses under R4. The parcel would meet the minimum lot-size and width requirements for duplex and triplex uses under the current zoning.

If the proposed zoning for both parcels goes forward, the owners would need to rezone their parcels to RT2 to convert their properties to triplexes. Under the Duplex-Triplex Conversion Guidelines, the following conditions would need to be met.

Staff will assess the on-street parking conditions in the area as well as review the application against the following guidelines. Staff will recommend denial unless these guidelines are met:

- A. Lot size of at least 9,000 square feet.*
- B. Gross living area after completion of the conversion of at least 2,100 square feet for the three units. No unit shall be smaller than 500 square feet.*
- C. Four off-street parking spaces (non-stacked) are preferred; three spaces are a minimum requirement.*
- D. The property is located within a mixed density or mixed use neighborhood.*
- E. The units must be inspected by the Fire Marshal's Office as part of the Certificate of Occupancy program required for all residential structures with three or more units. The entire structure must meet building and fire code standards; or the property owner must obtain the necessary permits for the necessary improvements to bring the entire structure into building and fire code compliance.*
- F. The lot and surrounding area have not been previously rezoned as part of a community-wide plan and zoning study (district plan or small area plan).*

Recommendation. No change.

2. Harrison/Garfield/Sturgis Area

Comment. Marit Brock requests that the proposed zoning at the intersection of Harrison, Garfield, and Sturgis be changed to R4. She reasons that the majority of properties in use as duplexes or triplexes are conversions of single-family homes, and that many of them are owned by the City and will be rehabbed as single-family homes.

Committee Comment. The current zoning for this area is RT2; the staff recommendation for zoning in this area is RT1 (fourteen parcels). While none of the properties that currently have duplex/multifamily uses appear to have been originally built for those uses, there are only three single-family parcels in the area, and none of them appear to be large enough to meet the minimum lot size requirements for duplex uses. The zoning study proposes downzoning this area from RT2 to RT1, which meets the study's goals of reflecting the existing land use in the area and minimizing the creation of nonconforming uses.

Recommendation. No change.

3. Specific Properties

271 Sturgis

Current zoning: RT2
Current use: multifamily housing
Proposed zoning: RT1
Comment: zoning should remain RT2
Staff comment: 271 Sturgis is an eight-unit apartment building, but it is on a very small parcel – just 3150 square feet. Because of the parcel's small size, RT1 seemed a better fit.

89 Douglas

Current zoning: RT2
Current use: duplex
Proposed zoning: RT1
Comment: zoning should be R4
Staff comment: See #2 above.

281 Sturgis

Current zoning: RT2
Current use: triplex
Proposed zoning: RT1
Comment: zoning should be R4
Staff comment: See #2 above.

52 and 66 Douglas

Current zoning: RT2
Current use: 4-unit apartment buildings
Proposed zoning: T1
Comment: zoning should be RT2
Staff comment: T1 is intended to serve as a transitional use between commercial and residential districts. Staff chose T1 for these parcels because they are very close to West 7th, and adjacent to the large Salvation Army parcel (also proposed to be T1) and Degidio's Restaurant. The apartment buildings would remain conforming under T1.

289 Harrison

Current zoning: RT2

Current use: 4-unit apartment building
Proposed zoning: RT1
Comment: zoning should be RT2
Staff comment: 289 Harrison is a four-unit apartment building, but it is on a small, legally non-conforming lot – 5977 square feet. Because of the parcel's small size, RT1 seemed a better fit.

302 Superior

Current zoning: RM2
Current use: duplex
Proposed zoning: R4
Comment: original duplex; zoning should be RT1
Staff comment: A mapping error led to the misidentification of this parcel as a duplex conversion.

Recommendation. Proposed zoning for 302 Superior should be changed from R4 to RT1.

4. Map Changes

Comment. Staff received corrections to *Map 1: Residential Land Uses*.

- 302 Superior – should be shown as an original duplex
- 354 Goodrich – should be shown as a duplex
- 479 Michigan – should be shown as a duplex
- 309 Harrison – should be shown as multi-family housing/conversion of single-family house
- 292 Sturgis – should be shown as a triplex

Recommendation. Make changes to Map 1 as described above.

RECOMMENDATION

The Neighborhood Planning Committee recommends that the Planning Commission forward the proposed rezoning of properties as described in District 9 Residential Zoning Study to the City Council for review and adoption.

Attachments

1. Pictures of properties identified in comments
2. Map of properties identified in comments
3. Planning Commission resolution
4. Written testimony
 - a. Paul Stephanyshyn
 - b. A. Stephanyshyn
 - c. Marit Brock
 - d. Mark Hegnauer/Naomi Austin
 - e. Lenora Zellmann
 - f. Alvina Holloway
 - g. David Wickre/Freya Jacobson
 - h. Miriam Gerberg

(A)

7/19/11

To District 9 Residential Zoning study

My property is registered as a single family house.

My house has 3 Kitchen stoves, maybe it may like to convert it to a tri-plex with it still be allowed to do this? It have had 3 bathrooms in this house also. It was not informed of the moratorium until now. It do not feel this is fair. It am in favor of new housing construction to be only single family homes. However not of existing properties that have been in existence in the neighborhood.

As long as it would meet the current building codes why shouldn't it have that legal right. Again it was never informed of the moratorium and would not have voted in favor of not allowing existing property owners that option.

Sincerely

Paul Stefanyshyn

313 Harrison Ave

St. Paul, MN 55102

Paul P Stefanyshyn

(B)

Go Whom It May Concern. 1-7-5-11

In regarding to:

District 9 Residential Zoning Study.

My property is registered as a duplex. Maybe I want to make it as a triplex. If you change the zoning I can not do it. When did the moratorium become law? My house had 3 kitchen stove in it. Can I go back to it? Why was' not I notified 1-2 years ago? I am in favor of 1 Family homes, but don't take away what we had.

A. Stefanyshyn
98 Garfield St.
S.P. Mn 55102

C

June 12, 2011

Jessica Rosenfeld
Senior City Planner, Department of Planning and Economic Development
25 West Fourth Street, Suite #1100
Saint Paul, MN 55102

Dear Ms. Rosenfeld;

Thank you for your excellent work on the District 9 Residential Zoning survey. I agree with your conclusions and believe that this work will go a long way to prevent the property uses that have caused difficulty in our neighborhood in the past.

As you work toward the final, approved zoning, I would like to request the following changes in the survey:

1. I would like to request that you change the large area recommended at the intersection of Harrison, Garfield and Sturgis from the proposed RT1 to R4 similar to the rest of the neighborhood. There would still be some individual RT1 or RT2 as appropriate for the building. My reasons for this request are as follows:
 - a. As with other parts of this survey area, the majority of the properties currently in use as duplexes or triplexes are conversions from single family homes. This section of land should fit with the same zoning as the rest of the neighborhood.
 - b. Several of the properties in this stretch are currently owned by the City of St Paul, with plans to rehabilitate them into single family homes under the Invest St Paul program. It is not necessary to protect the current zoning as these properties will no longer be used as duplexes or triplexes. Similarly, should future owners want to break them up into duplexes or multifamily homes, it would be better for the neighborhood if these properties were listed as R4 single family homes.
2. I would like to point out the following errors listed in Map 1 – Residential land uses.
 - a. 309 Harrison – This property is listed as a duplex conversion. However, as outlined in the attachments, 309 Harrison has been converted into at least 4 units and possibly more. In order to adequately account for its current use, I request that you adjust the listing according to its current use. On the proposed zoning this would either be a multifamily unit or a non-conforming property if you follow my recommendation to change this area to R4 zoning.
 - b. 292 Sturgis – This property is listed as a duplex conversion, but is in use as a triplex. In the proposed zoning this property would become a non-conforming triplex if you follow my recommendation to change this area to R4 zoning.

3. I would like to recommend the following changes to Map 4 – Proposed zoning.

- a. 271 Sturgis – change to RT2 – Townhouse
- b. 89 Douglas – change to non-conforming duplex in R4 area
- c. 281 Sturgis – change to non-conforming triplex in R4 area.
- d. 66 and 52 Douglas – change to RT2 – Townhouse
- e. 289 Harrison – change to RT2 – Townhouse

Thank you for the opportunity to comment on this survey. Please feel free to contact me if you have additional questions.

Sincerely,

Marit Brock
74 Garfield Street
St Paul, MN 55102

Attachments:

- 1. 309 Harrison
- 2. 292 Forbes

Attachment 1 – 309 Harrison

309 Harrison has been converted in to several units, and is not a converted duplex as listed on Map 1 – Residential Land Uses. The following items demonstrate that there are multiple units in this building.

Internet Services in St Paul

HOME > INTERNET SERVICES > MINNESOTA > ST PAUL > SEK CO

allonesearch

find: company or service

near: Los Angeles

go

Other Local Areas

Local Internet Services

Sek Co

309 Harrison Ave # 4
St Paul
Minnesota
55102

Phone: 651-292-1441

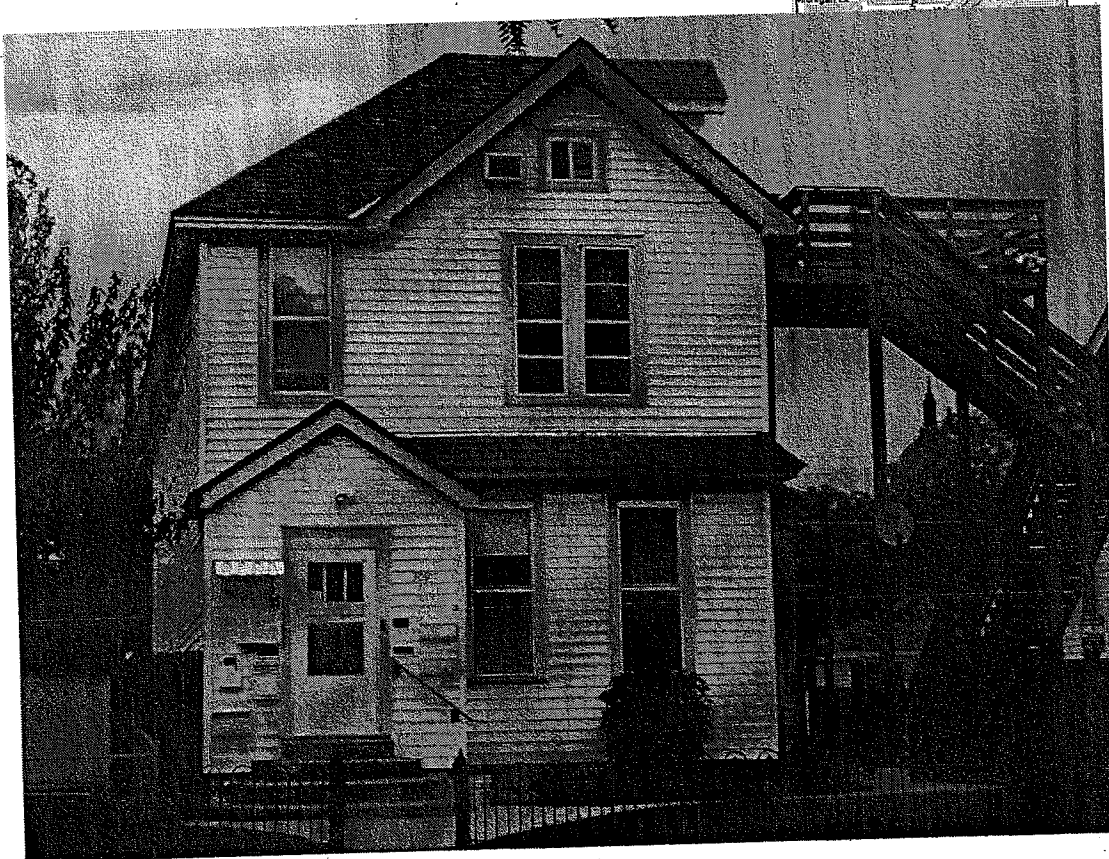
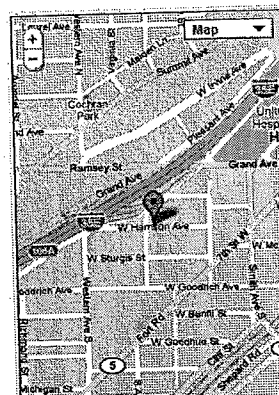
About Sek Co

Sek Co provide Internet Services and are located in St Paul, MN. To find out more information call Sek Co on 651-292-1441.

Edit this page

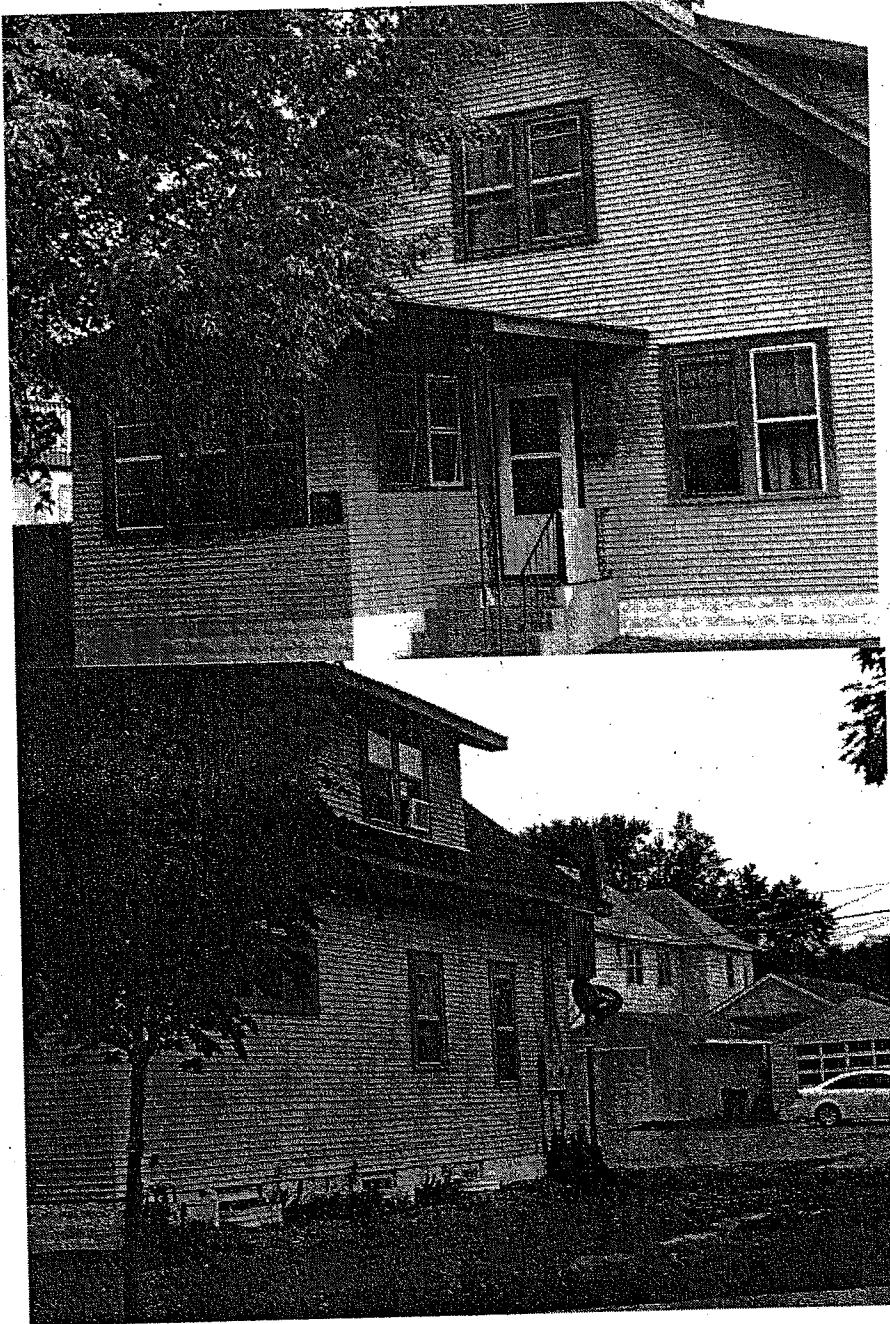
The information about Sek Co is provided by Bizwiki.com. If you are aware of updates or additional information about this business you can [edit, change or expand this listing](#). Changes and additions made to this Bizwiki.com listing will be published after being reviewed by an editor.

Find out how to [edit or update this page](#)



Attachment 2 -292 Forbes

292 Forbes has been converted to a triplex, and is not a converted duplex as listed on Map 1 – Residential Land Uses. The photos below show the front of the building and the side of the building with three utility boxes. There is also a 2nd floor rear entrance (not pictured).



(D)

July 15, 2011

Ms. Jessica Rosenfeld
Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

RE: District 9 Residential Zoning Survey

Dear Ms. Rosenfeld;

This letter is to commend your efforts on the recent District 9 Residential Zoning survey. I support your recommended zoning changes to make it more difficult for individual property investors to divide single family homes into multiple-unit properties.

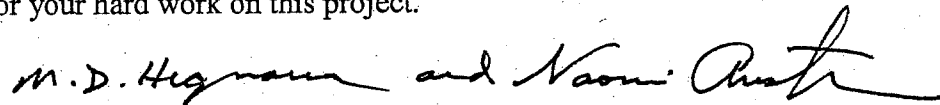
As a property owner in the survey area, this new zoning will help me to preserve the value of my property. The work of irresponsible investors has caused harm to the other property owners in my neighborhood as we stood by helplessly as they slit single family homes into 2, 3 or even more units.

As a member of the Little Bohemia Neighborhood Association, which is located within the survey area, I believe this new zoning will help us to achieve our vision of a safe, clean, pedestrian-friendly urban residential neighborhood, with eccentric character; inviting green and recreational spaces that encourage positive uses and bring people together. The partnership of responsible property owners and the city of Saint Paul will continue to improve our neighborhood.

As a taxpayer in the city of Saint Paul, I believe this new zoning will protect the significant investment by the city (and taxpayers) through the Invest Saint Paul (ISP) program in my neighborhood. This new zoning will prevent the recurrence of the types of irresponsible investor activity that created the need for the Invest Saint Paul program in the first place.

Thank you for your hard work on this project.

Sincerely,



Name **MARK HEGNAUER + NADMI AUSTIN**

Address **90 GARFIELD STREET**

ST. PAUL, MN 55102

⑤

July 15, 2011

Ms. Jessica Rosenfeld
Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

RE: District 9 Residential Zoning Survey

Dear Ms. Rosenfeld;

This letter is to commend your efforts on the recent District 9 Residential Zoning survey. I support your recommended zoning changes to make it more difficult for individual property investors to divide single family homes into multiple-unit properties.

As a property owner in the survey area, this new zoning will help me to preserve the value of my property. The work of irresponsible investors has caused harm to the other property owners in my neighborhood as we stood by helplessly as they slit single family homes into 2, 3 or even more units.

As a member of the Little Bohemia Neighborhood Association, which is located within the survey area, I believe this new zoning will help us to achieve our vision of a safe, clean, pedestrian-friendly urban residential neighborhood, with eccentric character; inviting green and recreational spaces that encourage positive uses and bring people together. The partnership of responsible property owners and the city of Saint Paul will continue to improve our neighborhood.

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Thank you for your hard work on this project.

Sincerely,

Name

Address

Lenora Zellmann
82 Garfield St.
St Paul, MN. 55102

* Concern Historic House on Smith Ave Next to
mobile station across fire Barn on
Grand & Desch

(F)

July 15, 2011

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Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

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Thank you for your hard work on this project.

Sincerely,

Name *Alvina Martene Holloway*

Address *2943 - 46th Ave So - Mpls.*

Property Owner - 73 Garfield - St Paul

6

July 15, 2011

Ms. Jessica Rosenfeld
Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

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Thank you for your hard work on this project.

Sincerely,

Name

David J. Tuttle & Freya E. Jacobson

Address

*97 Garfield St
St. Paul 55102*

Please Pay Attention to the property next to the mobile station

July 18, 2011

Ms. Jessica Rosenfeld
Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

RE: District 9 Residential Zoning Survey

Dear Ms. Rosenfeld;

I am writing to thank you for your efforts on the recent District 9 Residential Zoning survey. I support your recommended zoning changes to make it more difficult for individual property investors to divide single family homes into multiple-unit properties.

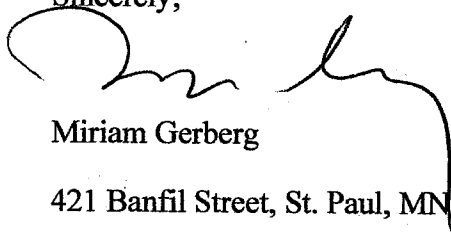
As a property owner in the survey area, this new zoning will help me to preserve the value of my property. The work of irresponsible investors has caused harm to the other property owners in my neighborhood as we stood by helplessly as they split single family homes into 2, 3 or even more units. I'd even support limiting how many properties can be converted to rentals as that increase in transient residents has begun to cause more and more problems in this neighborhood as well.

As a member of the Little Bohemia Neighborhood Association, which is located within the survey area, I believe this new zoning will help us to achieve our vision of a safe, clean, pedestrian-friendly urban residential neighborhood, with eccentric character; inviting green and recreational spaces that encourage positive uses and bring people together. The partnership of responsible property owners and the city of Saint Paul will continue to improve our neighborhood.

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Thank you for working so hard on this project.

Sincerely,



Miriam Gerberg
421 Banfil Street, St. Paul, MN 55102

city of saint paul
planning commission resolution
file number _____
date _____

District 9 Residential Zoning Study

WHEREAS, on October 27, 2010, the Saint Paul City Council requested that the Planning Commission undertake a zoning study to assess the impact of converting single-family homes into multi-family residences in an area of the District 9 Planning District described in the District 9 Area, as well as to make any recommendations regarding down-zoning or any other amendment(s) to the City's official controls which would preserve the prevailing neighborhood character; and

WHEREAS, the Planning Commission, on June 10, 2011, released a draft of the District 9 Residential Zoning Study for formal public review and set a public hearing for July 22, 2011; and

WHEREAS, a public hearing notice was published in the Pioneer Press for three consecutive weeks pursuant to Minnesota Statutes § 462.357, Subd. 5 and sent to the early notification list and other interested parties; and

WHEREAS, a public hearing on the proposed District 9 Residential Zoning Study was conducted by the Planning Commission on July 22, 2011, at which all persons present were allowed to testify; and

WHEREAS, the written record was left open until July 25, 2011 at 4:30 p.m.; and

WHEREAS, four people spoke at the hearing and eight letters of comment were submitted; and

WHEREAS, the public hearing comments were generally supportive of the proposed property zoning changes; and

WHEREAS, the Planning Commission referred the proposed amendments to the Neighborhood Planning Committee for consideration of the public testimony and possible revisions to the proposed recommendations; and

WHEREAS, the Neighborhood Planning Committee discussed the comments and proposed code amendments on July 27, 2011, and forwarded its recommendation to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Neighborhood Planning Committee; and

WHEREAS, the property rezoning recommendations are consistent with the Saint Paul Comprehensive Plan and relevant neighborhood plans.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends City Council approval of the rezoning recommendations contained in the *District 9 Residential Zoning Study*, dated July 29, 2011.

moved by _____
seconded by _____
in favor _____
against _____



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-228-3261*

DATE: July 28, 2011

TO: Planning Commission

FROM: Neighborhood Planning Committee

SUBJECT: District 9 Commercial Zoning Study – Summary of Public Testimony and Recommendation

BACKGROUND

The *District 9 Area Plan*, adopted by the City Council in July 2010, contains strategies in the areas of housing, jobs and economic development, community development, land use, historic preservation and aesthetics. Shortly after the Plan was adopted, it was rumored that one of the parcels near the intersection of W. 7th and Grand Avenue/Ramsey Street was going to change hands, raising community concern about the future land use and zoning at this important gateway to the neighborhood. In addition, a large auto repair business at 414 W. 7th has been vacant for some time, and the community wanted to explore zoning tools to allow a mixed-use residential/commercial building in scale with the adjacent residential fabric.

On October 27, 2010, the City Council passed a resolution requesting the Planning Commission “to undertake a zoning study to assess whether the B3 zoning classification of said gateway parcel and the parcels specified herein which are adjacent to the gateway parcel within District 9 would further the *District 9 Area Plan*’s Jobs and Economic Development Strategies calling for the preservation of businesses and jobs in the District while at the same time complementing the District’s Housing Objectives.” At the same time, a one-year moratorium was placed on the issuance of zoning and building permits or approvals in the study area. The study area boundaries were identified as Grand Avenue on the north, Leech Street on the east, Goodrich Street on the south, and W. 7th and Smith on the west. The zoning study and moratorium exempt parcels zoned RT1, RT2, RM1 and RM2 within the larger study area.

On May 13, 2011, the Planning Commission initiated the District 9 Commercial Zoning Study, consistent with the parameters laid out in the October 2010 City Council resolution. The Planning Commission released the study recommendations on June 10, 2010 and held a public hearing on July 22, 2011. The Committee is recommending rezoning the B2 Community Business, B3 General Business and VP Vehicular Parking parcels within the study area to T2 Traditional Neighborhood. For this stretch of W. 7th and Grand/Ramsey, T2 zoning will allow for a concentration of retail businesses at key nodes and higher-density residential use between nodes, and it will provide design guidelines that address the key design goals of the Fort Road Design Guidelines – strategies called for in the *District 9 Area Plan*. Also, given the low-density development immediately adjacent to the commercial corridor, T2 allows for a better density and land

use transition between W. 7th and the residential neighborhood.

PUBLIC TESTIMONY

Eight people spoke at the hearing – four in favor and four opposed. Written comments were received from 21 people (six of whom also spoke at the hearing) – 17 in favor and four opposed. Those **in favor** stated that T2 zoning is the best way to both allow for new business development, and protect the residential and historic character of the neighborhood fabric immediately adjacent to the commercial district. Several people in support of T2 zoning also requested creation of an “overlay district” with design guidelines for the study area.

Those **opposed** raised two key issues: 1) a general concern about the impact of T2 zoning on future business opportunities (the highest and best use of property); and 2) a more specific concern about the recommendation to rezone the parcels on Grand/Ramsey across from United/Children’s Hospitals from B3 to T2.

Request for T2 with an Overlay District

Many of those in support of T2 zoning asked that an overlay district with design guidelines be adopted as well. PED staff has discussed with neighborhood representatives possible alternative methods to “codify” design guidelines, including adopting them as an amendment to the *District 9 Area Plan*, including them in a new *Uppertown Master Plan*, or adopting an overlay district akin to the E. Grand Avenue Overlay District.

Committee response:

One of the primary reasons for recommending rezoning to T2 is to require compliance with the traditional neighborhood design standards found in Section 66.343. The T design standards address a wide range of urban characteristics, including transitions to lower-density neighborhoods, building façade continuity, door and window openings, parking location and entrance design, and block length. To truly explore what guidelines might be appropriate beyond these general standards, however, requires more work than can be done within the timeline remaining before the moratorium expires.

The Committee recommends that PED staff continue to work with neighborhood, business and District 9 representatives and property owners to explore the best way to “codify” design guidelines for this section of Grand/Ramsey and W. 7th streets. There may be a need to first “beef up” the *District 9 Area Plan*, or prepare an *Uppertown Master Plan*, to establish stronger policy support in the Comprehensive Plan before adopting an overlay district as part of the Zoning Code. More time is needed to study these options than is allowed under the current moratorium deadline.

T2 and the Highest and Best Use

One of the primary reasons the Committee is recommending T2 along these two commercial corridors is that it allows pedestrian-friendly, transit-oriented, mixed-use and medium-density development consistent with the *District 9 Area Plan* and the Land Use

chapter of the Comprehensive Plan. There was a fair amount of discussion at the public hearing about whether T2 would allow for the highest and best use of property, or whether it would overly restrict future land use. Those in opposition to the rezoning stated that they fear T2 would be more restrictive and "handcuff" potential business opportunities in the W. 7th commercial district.

Committee response:

It is the Committee's contention that T2 is, in many ways, a more flexible – not more restrictive – zone, allowing for a finer mix of residential and commercial uses at heights and floor area ratios greater than B3. The attached chart compares the *general* characteristics of T2 and B3. In terms of floor area ratio (FAR) alone, it could be argued that T2 allows a higher and better use than B3. T2 requires a minimum FAR of 0.3, whereas B3 has no minimum FAR requirement, and T2 allows a higher maximum FAR for non-residential or mixed-use structures (3.0) than B3 (2.0).

Beyond the numbers, T2 must be considered in context – in this case, what uses maximize the value of not only the parcel(s) upon which they sit but the value of the area as a whole. If a parcel is put to its highest and best use but negatively impacts the value of parcels within close proximity to it, overall value of the neighborhood may be lowered. There is a very fine-grained fabric of residential and commercial uses along this part of W. 7th and Grand/Ramsey streets. South of W. 7th, predominantly duplex and single-family housing sits just across the street or alley from commercial zoning and land uses. It is some of the oldest housing in the city, and the location of a potential Uppertown historic or neighborhood conservation district. North of W. 7th, Smith Avenue separates commercial from residential uses, with the residential uses west of Smith Avenue proposed for rezoning to T1 and R4 in the *District 9 Residential Zoning Study*. The density and land use transition between T2, T1 and R4 is much less abrupt than between B3, T1 and R4.

The Committee believes that the best way to maximize the value of the commercial corridor while minimizing adverse effects on adjacent residential uses is to rezone the B2, B3 and VP parcels in the study area to T2. T2 allows for a greater mix of uses that can be more responsive to the market over time, and allows (in fact, for non-residential and mixed-use buildings, requires) higher densities than would be permitted under B3. The Committee also believes that compliance with the T design standards creates value.

Expansion of United/Children's Hospitals

A couple of speakers were opposed to the staff recommendation to rezone the parcels on the south side of Grand/Ramsey from B3 to T2 because T2 zoning would make hospitals a conditional use. They do not want any barriers to a potential expansion of United/Children's Hospitals across Grand/Ramsey.

Committee response:

Hospitals are permitted in B3, as are medical and dental clinics. Medical and dental clinics are also permitted in T2, but hospitals become a conditional use. While the

Committee is not opposed to the expansion of United/Children's Hospitals, it feels that it is appropriate to require some level of community and Planning Commission review to ensure compatibility with the larger neighborhood, the *District 9 Area Plan* and the Comprehensive Plan. This is especially true given the scale and type of adjacent development south of Grand/Ramsey, as well as the importance of the street as a gateway to the Uppertown and Irvine Park neighborhoods.

COMMITTEE RECOMMENDATION

The Neighborhood Planning Committee recommends:

1. rezoning the B3 General Business, B2 Community Business and VP Vehicular Parking parcels within the area bounded by Grand/Ramsey, Leech, Goodrich, W. 7th and Smith to T2 Traditional Neighborhood. T2 is most consistent with the strategies in the *District 9 Area Plan*. It will allow for both a concentration of retail businesses at key nodes and higher-density residential use between nodes, and it will provide design standards that address the key design goals of the Fort Road Design Guidelines. Also, given the low-density development immediately adjacent to the commercial corridor, T2 allows for a better density and land use transition between W. 7th and the residential neighborhood; and
2. PED staff continuing to work with neighborhood, business and District 9 representatives and property owners to explore the best way to "codify" design guidelines for this section of Grand/Ramsey and W. 7th streets.

A resolution is attached for your consideration.

Attachments

- Written Testimony
- Existing Zoning Map
- Proposed Zoning Map
- Parcel Matrix
- General Comparison of T2 and B3 Districts
- Planning Commission Resolution

From: "Jon Commers" <commers@donjek.com>
To: "Jeanne" <info@jeannecotter.com>
CC: <pmrich22@hotmail.com>, "Lucy Thompson" <Lucy.Thompson@ci.stpaul.mn.us...
Date: 7/26/2011 2:41 PM
Subject: RE: West 7th zoning

Jeanne,

I will be sure your comments are included in the public record and are considered by the Neighborhood Planning Committee as they assess public feedback and make recommendations to the Planning Commission. Thank you very much for taking the time to contact me with your thoughts.

Jon Commers
Current Chair
St. Paul Planning Commission
(651) 645-4644

-----Original Message-----

From: Jeanne [mailto:info@jeannecotter.com]
Sent: Monday, July 25, 2011 3:05 PM
To: commers@donjek.com
Cc: pmrich22@hotmail.com
Subject: West 7th zoning

I am a homeowner in this wonderful west 7th neighborhood and am writing in support of TN-2 with an overlay. We are a traditional, family-supportive neighborhood that is deeply committed to the historic charm and community-centered nature of our hamlet. Please include my family's voice in support of TN-2 with an overlay at the public hearing for the District 9 commercial zoning study.
Thank you very much.

Jeanne Cotter
182 Goodrich Avenue
St Paul, MN 55102

Sent from my iPhone

Lucy Thompson - A note in favor of TN-2 with an overlay for the W.7th and District 9 Zoning study

From: mary bishop <marybishop7@gmail.com>
To: <commerz@donjek.com>
Date: 7/25/2011 4:10 PM
Subject: A note in favor of TN-2 with an overlay for the W.7th and District 9 Zoning study
CC: Paulette Myers-Rich <pmrich22@hotmail.com>, <Lucy.thompson@ci.stpaul.mn.us>

Our neighborhood prides itself on being old fashioned and I feel strongly that we should fight like heck to keep the businesses small and pertinent to the everyday commerce of the neighborhood.

Our city is actively moving towards more walkable neighborhoods and people are responding by moving here to be closer to downtown and yet still have a human scale street scape. Nothing is more dehumanizing than long blocks of bare monotonous walls or chain stores.

This neighborhood has traditionally been a mix of family homes, small storefronts, and restaurants. A real neighborhood.

Large scale development can surely find more appropriate development land in the outlying suburbs (Or even in other, less dense, city areas). Our little hamlet will certainly be a jewel for the City of Saint Paul if a little protective care can be given to it now.

Please don't squander our future quality of life by selling out to big corporate interests.

Please Vote for TN2 designation with Overlays.

Thank you,

Mary Bishop

Homeowner, Taxpayer

192 Goodrich Apt 1 and 2

651-815-8181

Please include this note as a part of the public hearing for the District 9 Commercial Zoning Study.

July 15, 2011

Lucy Thompson
Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

RE: District 9 Commercial Zoning Survey

Dear Ms. Thompson;

This letter is to commend your efforts on the recent District 9 Commercial Zoning survey. I support your recommended zoning changes to make the survey area to TN2 with an overlay district. As an important gateway from all directions, it is important to see the Smith/Grand/West 7th intersection developed in a way that reflects the historic nature of the rest of the neighborhood.

As a property owner in the survey area, this new zoning will help me to preserve the value of my property by creating a vibrant commercial node that will bring new development, new jobs and the potential for diverse types of housing at this intersection.

As a member of the Little Bohemia Neighborhood Association, which is located adjacent to the survey area, I believe this new zoning will help us to achieve our vision of a safe, clean, pedestrian-friendly urban residential neighborhood, with eccentric character; inviting green and recreational spaces that encourage positive uses and bring people together.

Thank you for your hard work on this project.

Sincerely,

Name *Enare Hellman*
Address *82 Garfield St.
St. Paul, Mn 55102*

*Concern: Historic House on Smith Ave.
Next to Mobile Station.
Fire ~~House~~ Barn on Grand & Smith
Leach*

July 15, 2011

Lucy Thompson
Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

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Thank you for your hard work on this project.

Sincerely,

Name

Address

David J. Jacobson + Freya E. Jacobson

*97 Garfield Street
St. Paul 55102*

*Please pay attention to the historic home on
Smith next to the mobil station*

July 15, 2011

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Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

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Thank you for your hard work on this project.

Sincerely,

Name

Jim Hallaway

Address

2943 46th Ave. So. - Mpls.

Property Owner - 73 Garfield - St. Paul

July 15, 2011

Lucy Thompson
Saint Paul Planning Commission
25 West Fourth Street, Suite #1400
Saint Paul, MN 55102

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Thank you for your hard work on this project.

Sincerely,

M. D. Hignauer + Naomi Austin

Name

MARK HEGNAUER & NAOMI AUSTIN

Address

90 GARFIELD STREET
ST. PAUL, MN 55102

* WE'RE CONCERNED THAT THE HOUSE (NEXT TO THE MOBIL STATION)
ON SMITH BE SAVED AND NOT TORN DOWN. SIMILARLY, THE
HISTORIC FIRE BARN NEAR GRAND + SMITH (OWNED BY KRAUS-ANDERSON)
LEECH
BE SAVED.

July 20, 2011

Planning Commission,

Like many of my neighbors, I am concerned about the area surrounding Smith and West 7th street, and ask you to zone TN2 with an overlay district.

We are already oversaturated with dangerous traffic, frequent crashes, too many surface lots, ramps, and an enormous pedestrian-hostile dead zone.

We want development that is consistent with the residential/mixed use scale of the neighborhood. For example, storefronts with apartments above, creating a critical mass of human-scale, 'eyes on the street' presence that begins to restore the continuity of one of St Paul's oldest neighborhoods.

Instead of a costly relocation of the lonely brick house left at Smith and West 7th, that building could serve as a model of a sorely lacking pedestrian-friendly, human scale. Two more old houses on Smith were just torn down, seemingly setting the stage for yet another expansion of parking or the kind of development that is already out of scale with the neighborhood. I hope our planning commission will act in accordance with well-established neighborhood planning recommendations and help facilitate livable, sustainable, balanced and appropriate development for this important intersection of our community.

David Rich ✓
436 Smith Ave N
St Paul MN 55102

To the Planning Commission

My name is Paulette Myers-Rich, I also submitted a letter to Lucy Thompson which I asked to be distributed to you. I live and work at 436 Smith Avenue North with my husband David Rich. We also own 208 McBoal at Smith, with our son Nathan Patrin. We bought this property as a family and renovated this distressed vacant tri-plex over the past year, and it is now off the vacant building list as of June.

We are very dedicated to the Uppertown neighborhood and to the West 7th community's stability and vitality. Proper rezoning for the two commercial areas is crucial for the renewal of St. Paul's oldest neighborhood. Sadly, because of its age, it's suffered greatly from neglect, speculation and the construction of 35E in the 1980's when a great deal of housing, neighbors and businesses were lost. The Little Bohemia part of Uppertown has been especially hard hit with a large number of foreclosures and vacant properties and has been included in the Invest St. Paul program.

My part of Uppertown had five vacant properties in a one-square block radius, but all of these have now been renovated, several by existing residents of W. 7th, with one remaining house to be renovated by the Fort Road Federation.

Because of efforts by community members in the West End, we're beginning to stabilize these residential areas. However, the largest blighted areas that remain are 414 W. 7th and the properties in the Grand, Smith and W. 7th sector near United Hospital.

It's crucial to the success of our efforts in the residential sector that the commercial areas are zoned TN2 with an overlay that's sensitive to the neighborhood adjoining these sites. We want to see development of buildings on a smaller scale that provide sustainable and flexible use by offices, services, retail and housing. We also want the overlay to have design guidelines that relates to and values the historic assets on, or adjoining these sites.

Our community cannot withstand further development that relies on large parking lots, or that takes a disproportionate amount of buildable land for a single, specific use structure. We have too many white elephants in the inner city from businesses that build to their own specifications and design then leave when they don't do well. These structures are hard to reuse without major renovation costs or outright demolition. Smaller scale, multi-use buildings that are flexible for a variety of small business uses such as office, retail services or work space, and are also pedestrian, bike and bus commuter friendly are a natural and sustainable fit with the area.

We also need development that's less dependent on automobiles. The area is already quite congested with high accidents rates. We have long-time ongoing efforts at traffic calming and cannot absorb any more traffic. Yet, we do have a large number of bus and bicycle commuters in the area as well as pedestrians who would benefit from enhanced transit stops, bicycle parking and storage and green spaces for rest and community gathering. There's already enough density with the hospitals, the Salvation Army and the restaurants and shops, as well as neighbors and the high school nearby. They're a walkable distance to these sites and a variety of smaller businesses, services and retail would be an important asset to attract new homeowners into the newly renovated homes in Little Bohemia. We have a vision for our community and want to see this land put to the best and highest use for our neighborhood.

This area is also a hub and gateway into Ramsey Hill, Grand Avenue, Crocus Hill, downtown, Irvine Park, the Seven Corners are of W. 7th St, and the Great River Passage neighborhood of Uppertown. It also has some historic assets that need to be stabilized. Sadly, it's blighted and it needs to be developed sensitively because of its proximity to so many areas of St. Paul that visitors come to or pass through to other destinations. It sends such bad signals about our community in its present state. We can do so much better.

We want to encourage good development and will work on design guidelines and a master plan for Uppertown. We believe that TN-2 with an overlay district such as the East Grand Avenue guidelines, at the very least, or TN1, or some site specific zoning or overlay language would facilitate our vision for a more vibrant community.

Paulette Myers-Rich
436 Smith Avenue N
St. Paul, MN 55102

July 18, 2011

RE: District 9 Commercial Zoning Study Recommendations

Dear Ms. Thompson,

First I want to thank you for the hard work you do on behalf of St. Paul. As a community representative, I have always enjoyed working with you and respect your professionalism and care on behalf of our neighborhoods and businesses.

This letter is to support your recommendation to zone the commercial area in the study as TN2, with a request for an overlay district that will incorporate updated design guidelines with specific attention to the particular nature of the two sites.

The area bounded by Smith, Grand and W. 7th St. is an important hub that connects the Grand Avenue business district, Smith Avenue's new master plan with W. St. Paul, the Great River Passage, downtown, W. 7th St. businesses, Irvine Park, Ramsey Hill and the Children's and United Hospitals campus.

It is a critical area that has been made into a dead zone by speculative real estate deals that have left it bereft of any assets to the surrounding neighborhoods. In this tough economic time, property owners are now under economic pressure to sell to the first developer to come along. However, the community in District 9 is dedicated to seeing the highest and best use of these sites, and is prepared to develop updated design guidelines within an Uppertown Master Plan specifically designed for the commercial area between Grand Avenue and W. 7th and for the Armstrong Tires Site at 414 W. 7th Street.

Within this overlay district we want to stabilize and enhance the historic assets of the sites and to use them as anchors for new development. The vision for this development is to diversify the area with smaller scale, well-designed buildings that offer flexible live/work spaces for retail, office or services that are highly desired by retailers, small businesses and creative services that we would love to attract to the West End. We would include amenities for the many pedestrians, bicyclists and bus commuters that use this corridor, such as bike racks and storage, green spaces and appropriate parking for residents and visitors.

Due to the residential nature of the area, we need structures that are scaled to accommodate vibrant small businesses that compliment the closely adjoining residential neighborhoods that are under renewal through organized community efforts. The housing stock in Uppertown and Little Bohemia that is being renewed through the Invest St. Paul program requires a minimum commitment of five years

residency by the buyer. It's critical for the community to be able to define the appropriate type of development if we're to see success with these efforts. We need businesses that will attract new homeowners to the area.

Across W. 7th St. near Smith Avenue, the site of the former Armstrong Tires building adjoins the oldest commercial structure in St. Paul. The building itself is sited within 10 feet of three historic residences that have no light, air or off street parking due to the proximity of the structure. There is a need for either a quiet adaptive reuse for this site, or an entirely new development that gives back green space and alley access to these three houses, before setbacks are determined. The property values for these homeowners is adversely affected by the building currently sited at 414 W. 7th and they should be accommodated as a result of any new development. Smith Avenue at W. 7th is an important corridor and gateway into the West End and to the riverfront. It should be sensitively developed for those reasons as well.

In support of TN2 with an overlay district, a task force comprised of individuals who developed the District 9 Area Plan will update the design guidelines and develop a master plan for the area. We will work with the Fort Road Federation District 9 Council to complete this master plan as well as amend our design guidelines and include these updates to the City's Comprehensive Plan District 9 Summary, which currently lacks the detail that we believe is critical to attract the proper kind of development to these areas. We have a vision for the West End and will positively work with kind of developers who will share that vision. We want to be proactive, and to not be put in the position of constantly fighting development that's not a good fit for the neighborhood.

I would also like to request that the area for notification of variances and hearings for future development be extended to within the boundaries of Little Bohemia and to the Uppertown neighborhood between W. 7th and Cliff St. There are no residential properties within the commercial zone under study, yet this area affects the surrounding residential neighborhood a great deal. We have no residential representation in the zone, and despite the fact that the District 9 Council gets a copy of any notices within the district, there is only one part-time staffer and neighborhood representatives have very little time to respond to variance requests, as they don't always get distributed immediately.

As an Uppertown resident, property owner and neighborhood activist, I'll continue to work hard on behalf of the oldest neighborhood of St. Paul, and appreciate all of your assistance in making this area vibrant and stable once again.

Sincerely,

Paulette Myers-Rich

Lucy Thompson - FW: Public Testimony re D9 Commercial Area Study Zoning Recommendations

From: "Jon Commers" <commers@donjek.com>
To: "Lucy Thompson" <Lucy.Thompson@ci.stpaul.mn.us>
Date: 7/25/2011 12:19 PM
Subject: FW: Public Testimony re D9 Commercial Area Study Zoning Recommendations
Attachments: D9 Commercial Area Study Zoning.pdf

Hi Lucy,

Additional testimony below. Thanks.

Jon

Jon Commers, Principal
 Donjek • Advocates for Placemakers
 Ph. 651.645.4644
 Visit [Donjek](#) and [Strong Towns](#)



From: Schroeder, Thomas S. [mailto:TSchroeder@faegre.com]
Sent: Monday, July 25, 2011 12:14 PM
To: 'commers@donjek.com'
Cc: 'Paulette Myers-Rich'
Subject: Public Testimony re D9 Commercial Area Study Zoning Recommendations

To Jon Commers, Chair of the Planning Commission:

My wife and I reside at 194 McBoal Street with our three daughters. We have lived in the Uppertown neighborhood for 19 years. I write in support of your staff's District 9 Commercial Zoning Study Recommendations to zone the commercial area in the study as TN2. I also feel strongly that the Commission should pursue an overlay district incorporating updated design guidelines with specific attention to the particular nature of the two sites at issue and the historic nature of our neighborhood generally.

I agree wholeheartedly with the rationale for these positions stated by Paulette Myers-Rich in her July 18, 2011 letter to Ms. Thompson (attached.)

Let me elaborate on the importance of preserving the historical character of this neighborhood. Uppertown (as it has been known for over 160 years) contains more Territorial Period and Civil War area structures than any other neighborhood in St. Paul, and its later Victorian and pre-Modern housing stock reflect a valuable array of styles, functions, ethnicities and scale. The State Historic Preservation Office has made a preliminary determination of eligibility of historic district status under National Register criterion, and both Ramsey County and the City of St. Paul have invested in multiple historic site surveys of the area. Indeed a new "reconnaissance survey" is underway now by Historic St. Paul. Any thoughtful redevelopment of this area should leverage the

historic character of the neighborhood, both with respect to commercial and residential reuses. An overlay district will be critical for that.

The area around 414 W7th (the "Armstrong Tire Site") is particularly sensitive. Few appreciate that the woodframe house immediately adjacent to the site at 425 Smith Ave N was built in 1856 and operated as a saloon, general store and later as a boarding house. Following the Civil War it was operated by George Scheld, a leader in Brackett's Cavalry Battalion. To the rear of the site, the small limestone building at 445 Smith Ave N (which I own) dates from 1857, and also operated as a saloon before being rehabilitated as the home of Anton Waldman in 1863. Across the street at 454 Smith Ave N is the Avery Ward Adams House, one of the oldest structures in St. Paul dating from 1854. Across West 7th, the commercial buildings at 101 Douglas, 455-479 W7th present embellished Victoria-brick facades that help define the historic character of this area.

414 W7th sits in the middle of these historic riches, some of which admittedly remain (for now) "diamonds in the rough." But 414 also presents an opportunity for the neighborhood and City as a whole to leverage the historic assets and "feel" of this area through carefully conceived design criteria, within the flexible zoning that TN2 designation would afford. Ironically, out of the crash of 2007-8, we have the chance to get this right.

Yours very truly,

Tom and Ann Schroeder, 194 McBoal Street
tschroeder@faegre.com
612-766-7220 (office)
651-225-8950 (home)
612-385-8838 (cell)

Lucy Thompson - FW: Re. public hearing for the District 9 Commercial Zoning Study.

From: "Jon Commers" <commers@donjek.com>
To: "'Lucy Thompson'" <Lucy.Thompson@ci.stpaul.mn.us>
Date: 7/24/2011 11:08 PM
Subject: FW: Re. public hearing for the District 9 Commercial Zoning Study.

Lucy,

Thanks for including this email in the public hearing testimony received for the commercial zoning study.

Jon

Jon Commers, Principal
Donjek • Advocates for Placemakers
Ph. 651.645.4644
Visit [Donjek](#) and [Strong Towns](#)



From: Dan Wing [mailto:dangwing@gmail.com]
Sent: Saturday, July 23, 2011 8:56 PM
To: commers@donjek.com
Cc: Paulette Myers-Rich
Subject: Re. public hearing for the District 9 Commercial Zoning Study.

Dear Jon Commers,

As a home owner in the area being studied, I am concerned about any expansion that creates adverse effects in my neighborhood. I am in full support of changing the zoning code to TN-2 status. I believe that making neighborhoods more livable is the the right kind of development in the long term. You need not look any further than the Lowertown boom to get an idea of the kind of vitality that promoting healthy neighborhoods can provide. Where you have people, you have healthy business.

I for one am very concerned about the esthetic and environmental incongruity of businesses like Bonfe's with it's bleak facade and the toxic paint fumes I smell any time there is a brisk north wind. (and I live two blocks away!). The last thing I'd like to see is an expansion of this, and any business like this in a (historic) residential neighborhood. Development like this is better suited in suburban areas like that of Robert Street in West St. Paul (ick!)

There has been a lot of new development by committed home owners in my neighborhood who recognize the unique qualities of living here. Promoting businesses that compliment this lifestyle, would provide the kind of economic stability that would increase property values and promote the continued investment of those who would want to live here.

Sincerely

Dan Wing
Denise Wing
Owners of property : 202 Goodrich Ave.

Lucy Thompson - TN-2 with overlay

From: John Yust <jhyust@hotmail.com>
To: <commers@donjek.com>
Date: 7/25/2011 1:47 PM
Subject: TN-2 with overlay
CC: Lucy Thompson <lucy.thompson@ci.stpaul.mn.us>, Dave Thune
<thune@comcast.net>

Hi Jon, Chair of the Planning Commission

Please note that I (John H. Yust, 256 Goodrich Avenue, Saint Paul, MN), support the proposed TN-2 with an overlay rezoning change. Please include my support for this rezoning as part of the public hearing for the District 9 Commercial Zoning Study.

Thanks, John Yust

Lucy Thompson - District 9 Commercial Zoning Survey

From: Marit Brock <maritbrock@gmail.com>
To: <lucy.thompson@ci.stpaul.mn.us>
Date: 7/17/2011 8:34 PM
Subject: District 9 Commercial Zoning Survey
CC: "betty@fortfederation.org" <betty@fortroadfederation.org>

Dear Ms. Thompson;

This letter is to commend your efforts on the recent District 9 Commercial Zoning survey. I support your recommended zoning changes to make the survey area TN2 with an overlay district. As an important gateway from all directions, it is important to see the Smith/Grand/West 7th intersection developed in a way that reflects the historic nature of the rest of the neighborhood.

As a property owner in the survey area, this new zoning will help me to preserve the value of my property by creating a vibrant commercial node that will bring new development, new jobs and the potential for diverse types of housing at this intersection.

As a member of the Little Bohemia Neighborhood Association, which is located adjacent to the survey area, I believe this new zoning will help us to achieve our vision of a safe, clean, pedestrian-friendly urban residential neighborhood, with eccentric character; inviting green and recreational spaces that encourage positive uses and bring people together.

Thank you for your hard work on this project.

Sincerely,

Marit Brock

74 Garfield Street

St Paul, MN 55102

Lucy Thompson - District 9 Commercial Zoning Survey - Resident Response

From: "Bob Frame" <rframe@alumni.ksg.harvard.edu>
To: <lucy.thompson@ci.stpaul.mn.us>
Date: 7/20/2011 11:20 PM
Subject: District 9 Commercial Zoning Survey - Resident Response
CC: "Paulette Myers-Rich" <pmrich22@hotmail.com>, <maritbrock@gmail.com>

Hi Lucy,

I'm writing in response to the City notification letter about the recommended zoning changes.

I've read the letter sent to you by my neighbor, Paulette Myers-Rich, and also discussed it with her and other neighbors, including Marit Brock. I would say that I concur with Paulette's comments in support of the proposed TN2 with an overlay district. I also concur with the additional comments that Paulette makes in her letter.

It seems to me that these changes are headed in the right direction and generally reflect my concerns about preserving the historic nature of this area.

I appreciate being included in the City's communications. Thanks for doing that.

Regards,

Bob Frame
178 Goodrich Ave.
St. Paul MN 55102

Lucy Thompson - District 9 Commercial Zoning Survey

From: lori harris <lkharris1@yahoo.com>
To: "lucy.thompson@ci.stpaul.mn.us" <lucy.thompson@ci.stpaul.mn.us>
Date: 7/21/2011 10:44 AM
Subject: District 9 Commercial Zoning Survey
CC: Paulette Myers- Rich <pmrich22@hotmail.com>, "maritbrock@gmail.com" <maritbrock@gmail.com>

Dear Ms. Thompson,

First, I would like to compliment you on the challenging work you do on behalf of St. Paul, and in particular the work you are presently doing on the District 9 Commercial Zoning survey. I would also like to let you know that I wholeheartedly support the sentiments expressed in letters sent to you by Marit Brock and Paulette Myers-Rich on the July 17 and 18, respectively. I support your recommended zoning changes to make the survey area TN2 with an overlay district.

To quote from those letters, Marit Brock states "As an important gateway from all directions, it is important to see the Smith/Grand/W7th intersection developed in a way that reflects the historic nature of the rest of the neighborhood." and " As a property owner in the survey area, this new zoning will help me to preserve the value of my property by creating a vibrant commercial node that will bring new development, new jobs and the potential for diverse types of housing at this intersection."

Paulette Myers-Rich further elaborates ""We have a vision for the West End and will positively work with (the) kind of developers who will share that vision. We want to be proactive, and to not be put in the position of constantly fighting development that's not a good fit for the neighborhood."

I believe that this historic oldest neighborhood in St. Paul will benefit from this zoning plan. Development of the affected area, if designated NT2 with a request for an overlay district, will be assisted by a collaborative effort to realize our vision for the affected area and will result in a beneficial, admirable and flourishing outcome for the Uppertown and Little Bohemia neighborhoods.

Sincerely,
Lori Harris
218 Goodrich Avenue
Saint Paul, MN 55102-2716

Lucy Thompson - District 9 zoning recommendations

From: Becky Yust <byust@umn.edu>
To: Lucy Thompson <Lucy.Thompson@ci.stpaul.mn.us>
Date: 7/21/2011 11:14 AM
Subject: District 9 zoning recommendations
CC: Paulette Myers-Rich <pmrich22@hotmail.com>, Ed Johnson <ed@fortroadfederation.org>, "betty@fortfederation.org" <betty@fortroadfederation.org>

Dear Lucy, thank you for your continued efforts on behalf of District 9. As former chair of the District 9 Comprehensive Plan, I support the zoning recommendations; they are consistent with our vision for the community. Sincerely, Becky

--

Becky L. Yust, Ph.D.
Professor, Housing Studies
Editor, *Housing and Society*
Department of Design, Housing, and Apparel
College of Design, University of Minnesota
240 McNeal Hall; 1985 Buford Avenue, St. Paul, MN 55108
612/624-7461; (Fax) 612/624-2750
<http://housing.design.umn.edu/>

Lucy Thompson - District 9 - Commercial Zoning Survey

From: Jim Sazevich <jimsazevich@yahoo.com>
To: "Lucy.Thompson@ci.stpaul.mn.us" <Lucy.Thompson@ci.stpaul.mn.us>
Date: 7/21/2011 12:15 PM
Subject: District 9 - Commercial Zoning Survey
CC: Jim Sazevich <jimsazevich@yahoo.com>

Dear Ms. Thompson,

I am writing to support your recommendations for the TN2 zoning in the District 9 Commercial Zoning Survey, and echo the comments made by both Paulette Myers-Rich, and Marit Brock, in their letters to your office.

I have been involved in the research, preservation, and restoration of the Uppertown - West End neighborhood for more than thirty-five years, and have lived in the district for more than thirty years. During that time I have worked with city, county, and state governments to help improve this part of the city, and our many successes are mirrored in the continued vitality of the community.

Historic preservation has been a key componet in the improved livability and desirability of the area, and should be weighed heavily in any decision making. The improved zoning should help facilitate future construction and improvements, which will be compatible with the area's many historic assets.

Thank you for your ongoing good work for our neighborhood, and the entire city.

Best regards,

Jim Sazevich

454 N. Smith Avenue, Uppertown
St. Paul, Minnesota 55102-2726

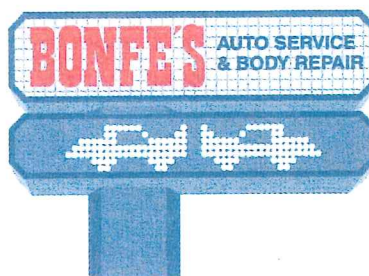
Phone: 651-222-8160

Email: jimsazevich@yahoo.com

BODY SHOP

Collision • Frame
Refinish • Detail

380 West Seventh St.
St. Paul, MN 55102
651-222-4458

**MECHANICAL SHOP**

Diagnostics • Tires
Full Mechanical
337 West Seventh St.
St. Paul, MN 55102
651-224-7571

7-21-2011

To: St. Paul Planning Commission

Re: Proposed Zoning Change in Area 9

From: Bonfe's Collision Center / and Bonfe's Mechanical Service Center
Roger Bonfe, Tony Bonfe & Tom Bonfe

We are the owners of 6 Parcels of land within the boundaries of the proposed zoning change. Those being:

380 W. 7 th Street	390 W. 7 th Street
196 Forbes Ave.	337 W 7 th Street
372 Smith Ave.	366 Smith Ave.

As an employer of 35 people and a property tax payer of \$80,000, we strongly object to the proposed zoning change from B3 general business to T2 Traditional Neighborhood, or any other zoning districts that may be proposed.

The majority of the property within the boundaries will not be affected by a zoning change. Some of the businesses will remain the same as they are right now for many years to come. Most of the homes will not change and will remain residential homes probably forever. However, a few of the businesses and vacant lots will change / or are in the middle of changing right now.

Changing the zoning and putting restrictions on what can be built or opened on those properties is not fair to anyone involved. Not only to the current land owners, because it will greatly decrease the resale value of our property, but for the neighbors, developers, shoppers, and employees who work in the area looking for goods, services, restaurants, housing, parking, or healthcare.

The W. 7th Street business community has come a long way in the last 10 years. What was once a dying Avenue where everything was run down and business closing was a monthly occurrence, is now a thriving business district in St. Paul. Just look at all the new restaurants, salons, clinics, stores, coffee shops, and fire station up and down W. 7th street. Along with the revitalized businesses, the hospital continues to grow and expand. The employees, patients, and visitors of the hospital have all contributed to the growth of the area.

Everything that has happened to this St. Paul Neighborhood is positive and we see no reason why continued growth should be restricted by a zoning change. **Why stop progress?** We vote to keep the zoning district a B-3 General Business. We feel it is the best zoning class for everyone involved and the City of St. Paul.

Respectfully Submitted
Roger, Tony, & Tom Bonfe



July 25, 2011

Saint Paul Planning Commission
1400 City Hall Annex
25 Fourth Street W
Saint Paul MN 55102-1623

RE: District 9 Commercial Zoning Study Recommendations

Dear Planning Commission Members:

The Saint Paul Area Chamber of Commerce ("Chamber") appreciates the opportunity to submit these comments on the District 9 Commercial Zoning Study Recommendations on which the Planning Commission held a public hearing on July 22, 2011. The Chamber appreciates this body's proactive approach to retain a thriving West 7th Street as a major commercial corridor with a more flexible zoning classification that would allow greater concentration of retail businesses and higher density residential use. However, the Chamber is concerned about certain effects the proposed zoning changes would have on existing businesses that currently provide quality services and jobs in the City of Saint Paul.

In general the Chamber is concerned anytime new obstacles are put in place that make it more difficult for businesses to operate or expand. We recognize that in some ways the transition from General Business ("B3"), Community Business ("B2") and Vehicular ("VP") parking to Traditional Neighborhood ("T2") would allow some additional flexibility, but in some ways the T2 category is more restrictive. For example, where hospital uses are permitted without restriction in the area currently zoned as B3, a change to T2 would make hospital uses allowed only with a conditional use permit. This is of particular concern considering the area in question borders the United Hospital and Children's Health Care campus in Saint Paul. United Hospital is the largest hospital in the East Metro, serving over 200,000 patients each year and creating many well paying jobs in Saint Paul. These hospitals have been a exceptional service providers, employers, and community partners in Saint Paul for many years. To put barriers in place that would discourage our local hospitals from expanding would be a mistake.

Job growth and business expansion is not only a vital issue for the Chamber, but for Saint Paul residents as well. In a recent survey conducted by a professional polling firm, an overwhelming majority of Saint Paul residents and likely voters supported tax incentives for businesses that create jobs in Saint Paul (see

attached Saint Paul Citywide Poll Report)¹. This goes to show the high priority that Saint Paul residents put on the issue of job creation. In a still recovering economic environment, the City of Saint Paul should advance policies that encourage our top job creators to expand and not put more obstacles in their way.

The Chamber strongly supports the efforts of the Planning Commission to create more flexibility in zoning to allow new investment in key areas of commercial vitality. However, we also encourage the Commission to consider the impacts its decisions have on already existing businesses and work with them to ensure that the businesses that have been contributing jobs and tax base to Saint Paul for years are able to prosper and expand as well.

Thank you for your time and consideration of this matter.

Sincerely,

James McClean
Director of Public Affairs
Saint Paul Area Chamber of Commerce
Direct: 651.265.2795
james@saintpaulchamber.com

¹ Saint Paul Citywide Poll also available here:

<http://saintpaulmncoc.weblinkconnect.com/CWT/External/WCPages/WCWebContent/WebContentPage.aspx?ContentID=1601>



SAINT PAUL AREA CHAMBER OF COMMERCE

KEY FINDINGS FROM SURVEY OF LIKELY SAINT PAUL VOTERS

Survey Conducted: June 14-27, 2011

BACKGROUND AND METHODOLOGY

The Saint Paul Area Chamber of Commerce ("Chamber") is pleased to present its findings from a telephone survey of 500 randomly selected registered likely voters in the City of Saint Paul. Decision Resources, Ltd. administered the survey, which was designed in collaboration with the Chamber. Professional interviewers conducted the survey by telephone between June 14 and 27, 2011. The typical respondent took twelve minutes to complete the questionnaire. The results of this study are projectable to the universe of registered "likely" voters in Saint Paul within 4.5 percent in 95 out of 100 cases.

EXECUTIVE SUMMARY

As the largest local Chamber of Commerce in Minnesota and the premier business association in the Twin Cities, the Chamber is committed to civic engagement as well growing Saint Paul's reputation as an outstanding place to live, work, and play. The Chamber commissioned this survey to better understand what issues matter the most to Saint Paul voters, and the results make it clear that a vibrant and successful business atmosphere is a top priority.

From the perspective of the business community, the survey revealed several important findings:

1. Saint Paul residents, regardless of political affiliation, overwhelmingly support giving tax breaks to businesses that create jobs;
2. Saint Paul residents believe that the quality of city services is a good value in relation to the amount of property taxes they pay;
3. Saint Paul residents strongly feel that Saint Paul is a safe community; and
4. Saint Paul residents look forward to using the Central Corridor Light Rail Transit line.

Each of these findings will be discussed in greater detail below.

PROVIDING TAX INCENTIVES TO BUSINESSES THAT CREATE JOBS

There is no doubt that the Great Recession has resulted in fewer new employment opportunities. Just 18,000 jobs were created by the world's largest economy in June. The results of the survey show that voters are interested in finding new ways to create "jobs." But how do we create jobs in a time of so much financial uncertainty? One way is to provide incentives to small businesses that create jobs, such as giving them tax breaks when they generate new employment opportunities. While on the face this may appear controversial, the results of the survey show otherwise. In fact, 87 percent of survey respondents said they support providing tax breaks to businesses that create jobs in Saint Paul. Only 10 percent said they did not support this idea (2 percent did not know or respond). In addition, 49 percent of

respondents said they support providing tax breaks to businesses like Best Buy to locate in Saint Paul. It is notable that out of all of the respondents surveyed, 41 percent rated the business climate in Saint Paul to be “good” and 1 percent even rated it as “excellent” (43 percent rated it “fair” and 12 percent rated it “poor”). Looking at these figures collectively suggests that there is room to improve on what appears to be an above average business climate. Saint Paul residents want new employment opportunities and they want them to be in Saint Paul.

Relevant Survey Questions

Do you support providing tax breaks for businesses that create jobs in the City of Saint Paul?

Strongly Support.....	37%
Somewhat Support.....	50%
Somewhat Oppose.....	5%
Strongly Oppose.....	5%
Don't Know/Refused.....	2%

Do you support providing tax breaks for businesses like Best Buy to locate in the City of Saint Paul?

Strongly Support.....	13%
Somewhat Support.....	36%
Somewhat Oppose.....	26%
Strongly Oppose.....	20%
Don't Know/Refused.....	6%

How would you rate the business climate in Saint Paul?

Excellent.....	1%
Good.....	41%
Only Fair.....	43%
Poor.....	12%
Don't Know/Refused.....	3%

CITY SERVICES

Businesses constantly analyze how much value they are delivering to their customers. One way businesses do this is by looking at the quality of their services (or products) compared to the cost consumers have to pay to obtain that service. When businesses determine that they are not delivering value, they adjust. Local governments should similarly strive to find an appropriate balance between quality and cost when they provide services to their residents and businesses. As part of our survey, we asked Saint Paul residents to rate the general value of the services they receive from the City of Saint Paul when considering the amount of property taxes they pay to the quality of services they receive. The survey found that 49 percent of respondents rated the general value of the services they receive “good” or “excellent” while 31 percent said the value was “fair.” Only 5 percent rated the value as “poor.” This suggests that Saint Paul residents are generally happy with the value they receive from city services. It is important to note that 55 percent of respondents believe that the City of Saint Paul’s property taxes are higher than average when compared with neighboring cities.

Relevant Survey Questions

How would you rate the general value of city services you receive when you consider the property taxes you pay and the quality of city services you receive?

Excellent.....	2%
Good.....	47%
Only Fair.....	31%
Poor.....	5%
Don't Know/Refused.....	16%

Do you consider the city portion of your property taxes to be very high, somewhat high, about average, somewhat low, or very low in comparison with neighboring cities?

Very High.....	17%
Somewhat High.....	38%
About Average.....	21%
Somewhat Low.....	1%
Very Low.....	1%
Don't Know/Refused.....	22%

PUBLIC SAFETY

The results of the survey show that Saint Paul residents value a crimeless and safe community. When asked about the most important issues facing the Mayor and City Council of Saint Paul, 39 percent of survey respondents listed "crime and public safety" as their top choice. When asked about what should be a priority in the City of Saint Paul's budget, 54 percent listed "police and fire services" as the number one choice. The survey showed that Saint Paul is doing reasonably well at delivering value in this regard. An overwhelming 78 percent of all respondents indicated that they feel safe in their Saint Paul neighborhood. A mere 5 percent said that they did not with 16 percent saying they "sometimes" feel safe. In addition, 53 percent said they feel safe in downtown Saint Paul while only 7 percent said they did not.

Relevant Survey Questions

Do you feel safe in your Saint Paul neighborhood?

Yes.....	78%
No.....	5%
Sometimes.....	16%
Don't Know/Refused.....	0%

Do you feel safe in downtown Saint Paul?

Yes.....	53%
No.....	7%
Sometimes.....	26%
Don't Know/Refused.....	0%

Which of the following issues is the most important issue the Mayor and City Council will have to deal with? Which is the second most important?

	Most	Second
Crime and Public Safety.....	39%	21%
Quality of Public Education.....	30%	25%
Property Taxes.....	11%	17%
City Government Spending.....	13%	22%
Public Transit and Transportation.....	4%	12%
Something Else.....	1%	1%
Combination.....	1%	1%
None.....	0%	0%
Don't Know Refused.....	1%	0%

Which of the following areas is the most important to fund with tax dollars? Which is the second most important?

Police and Fire Services.....	54%	17%
Parks and Recreation.....	7%	9%
Libraries.....	4%	9%
Snow Plowing and Street Sweeping.....	10%	17%
Street Repair and Maintenance.....	20%	43%
Building Inspections and Licensing.....	1%	2%
Something Else.....	3%	1%
Combination.....	2%	2%
None.....	0%	0%
Don't Know Refused.....	0%	0%

CENTRAL CORRIDOR LIGHT RAIL TRANSIT (LRT)

With construction of Central Corridor LRT well underway, residents might be forgiven for concentrating on the negatives associated with the dust, noise, and business disruption. Fortunately, it is clear that residents anticipate the benefits of the investment, with 58 percent indicating they plan to use the Central Corridor light rail as a transportation choice. That is even higher than a Metro Transit poll from 2009 of the entire Twin Cities metro area asking, "[h]ow likely are you to take a Metro Transit light-rail train within the next six months?" Furthermore, with Metro Transit planning to increase North-South transit connections to the Central Corridor LRT and increased connections to the station at Union Depot, the number of riders will likely increase as the line becomes more accessible.

Relevant Survey Questions

How likely are you or members of your household to use the Central Corridor Light Rail line?

Very Likely.....	22%
Somewhat Likely.....	36%
Not Too Likely.....	21%
Not At All Likely.....	20%
Don't Know/Refused.....	1%

CONCLUSION

The Chamber is gratified that residents of Saint Paul understand the importance of supporting a progressive, vibrant, and growing business sector. Without jobs, and more importantly, job growth, communities become nothing more than bedroom cities, exporting their most valuable commodity—their residents—to other communities each and every day. The Chamber strongly applauds Mayor Chris Coleman and the City of Saint Paul for creating a positive job environment, concentrating on key issues like public safety, and in resisting attempts to place restrictive and negative burdens on our business community. We call upon the Mayor, members of the City Council, and all of Saint Paul to continue building an environment where job growth is not only celebrated, but is rewarded. As Chamber members choose to do business in Saint Paul, they should be seen as key additions to the success of our community and recognized for the key role they place in its continued success.

Relevant Demographic Questions about Survey Respondents

What Ward in the City of Saint Paul do you live in?

One.....	13%
Two.....	15%
Three.....	19%
Four.....	17%
Five.....	12%
Six.....	12%
Seven.....	12%

Which of the following categories contains your age?

18-24.....	3%
25-34.....	10%
35-44.....	20%
45-54.....	24%
55-64.....	24%
65 and over.....	20%

What is the last grade of formal education you completed?

Less Than High School.....	2%
High School Graduate.....	19%
Vo-Tech/Tech College.....	10%
Some College.....	24%
College Graduate.....	38%
Post-Graduate.....	6%
Refused.....	1%

Which political party do you consider yourself most closely aligned with?

Strong Democrat.....	7%
Democrat.....	43%

Independence/Lean Democrat.....	4%
Strong Republican.....	3%
Republican.....	14%
Independence/Lean Republican.....	2%
Strong Independence.....	0%
Independence.....	0%
Independence/Lean Independent.....	0%
Strong Green.....	0%
Green.....	0%
Independence/Lean Green.....	0%
Independent.....	23%
Something Else.....	0%
Don't Know/Refused.....	3%

Are you currently employed? If yes, by what type of employer? If no, are you looking?

Government Agency/Political Subdivision....	8%
Business/Corporation.....	43%
Self-employed.....	3%
Student.....	1%
Not Working/Looking.....	8%
Not Working/Not Looking.....	4%
Retired.....	31%
Don't Know/Refused.....	1%

If you work for a business or are self-employed, do you own or work for a business located in Saint Paul?

Yes.....	39%
No.....	59%
Don't Know/Refused.....	1%

What is your gender?

Male.....	49%
Female.....	51%



MARK D. SAVIN
MSavin@faegre.com
612-766-8727

July 21, 2011

Jon Commers
Chairman, St. Paul Planning Commission
2500 University Avenue West
St. Paul, MN 55114

Via Email & U.S. Mail

**Re: Proposed Rezoning: Objection to Rezoning by
Kraus-Anderson Companies**

Dear Mr. Commers:

I write on behalf of my client Kraus-Anderson Companies, the owner of the real property located at 200 Grand Avenue, at 1 Leech Street, at 13 Leech Street, at 341 7th Street West, at 378 Smith Avenue North, and at 376 Smith Avenue in St. Paul (the "Kraus-Anderson Properties"). These are all commercial properties with a current B-3 zoning. A proposal has been brought to the Commission to change the zoning from B-3 to T-2. Kraus-Anderson believes this proposed rezoning is not only unnecessary, but also will impede revitalization and redevelopment in this area. Kraus-Anderson opposes the proposed rezoning.

As recognized in the May 25, 2011 memorandum from Lucy Thompson, the Principal City Planner to the Neighborhood Planning Committee, the Kraus-Anderson Properties are located directly across Grand/Ramsey from United and Children's Hospitals. The Planner's memo appears to anticipate, and Kraus-Anderson itself anticipates, the expansion of these hospital uses across Grand Avenue onto the Kraus-Anderson Properties. In Kraus-Anderson's view any such expansion of the hospital corridor that has been so successful in revitalizing this part of St. Paul is something to be welcomed and encouraged. To discontinue the current B-3 rezoning and to rezone the property to T-2 – a zoning that would require a conditional use permit for hospital uses, provides exactly the wrong incentives for growth of what should be seen as a major St. Paul asset.

By every indication United and Children's Hospital has contributed significantly to the economy of St. Paul, to the City's welfare, to its reputation and in particular to the revitalization of this particular neighborhood. Kraus-Anderson believes that adopting a

Jon Commers
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Page 2

rezoning which will require additional approvals for hospital uses makes it materially more expensive, more time-consuming and more difficult for the hospital corridor to grow.

Accordingly, Kraus-Anderson believes that the most efficient and desirable land use regulation is to continue the existing B-3 zoning as it pertains to the Kraus-Anderson Properties. Additionally, maintaining the B-3 status will allow Kraus-Anderson greater flexibility in its current use of these properties.

Very truly yours



Mark D. Savin

SAVMD:gutgd
fb.us.7054082.01

cc: All Commissioners on attached list (via email)
Donna Drummond, Planning Director (via email)
Sonja Butler, Planning Commission Secretary (via email)
Lucy Thompson, City of St. Paul (via email)

7-23-2011

To: Saint Paul Planning Commission

Re: Proposed Zoning Change in Area 9

From: Tom Reid - Owner

Tom Reid's Hockey City Pub

As a business owner in Saint Paul, I strongly object to the proposal to the zoning changes from B-3 General Business to T-2 Traditional Neighborhood in Area 9.

Since 1999 I have been involved in the restaurant business at 258 West 7th Street in Saint Paul. I have seen the positive effect brought forth by the construction of the Xcel Energy Center, RiverCenter, United & Children's Hospital, Nasseff Heart Institute and the Science Museum here in St Paul-just to name a few.

As a result of these additions to St. Paul, businesses have developed and the remodeling of existing businesses has flourished. You no longer see boarded up windows as was the case for many years along West 7th Street. Just take a walk along our street and you can see the progress.

Others, such as me, have invested millions of dollars in our current business structures to make it more attractive to visitors and to other businesses in our area of West 7th Street.

To handcuff potential possible businesses opportunities from developing by changing zoning regulations would be a disservice to St Paul and to those of us who have invested our lives in creating a positive atmosphere in St Paul.

It would not be in the best interest of St Paul, except perhaps to a few select individuals who do not want progress, to change this zoning regulation now or in the future.

I, as a business owner, welcome competition to our fair city.

Many of my staff of 25 own homes and or reside in St. Paul. More business opportunities coming to our area would result in additional revenues to each of us and in the long run would benefit St Paul economically.

It would be nice to see a crane in St Paul actually constructing a new structure. We could certainly use help in making our area more attractive to outsiders considering a move to Minnesota's capitol city.

A lot has happened along West 7th in the last 10 years.

Please don't stymie business opportunities by making this change.

Thank you for considering my comments.

Yours truly

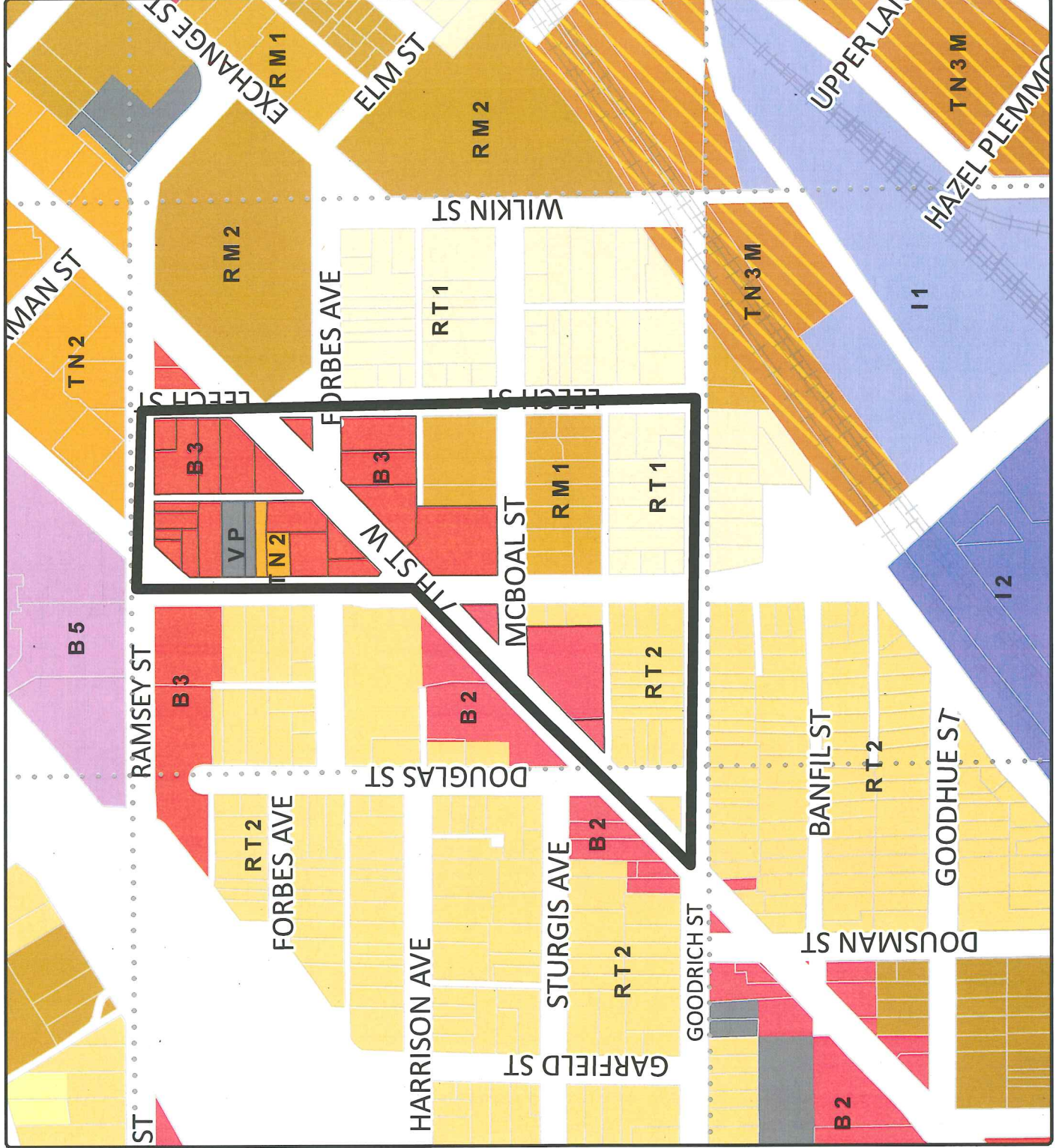
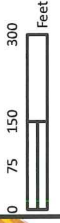
Tom Reid

651-755-5098

District 9 Commercial Zoning Study - Existing Zoning

SAINT PAUL ZONING DISTRICTS

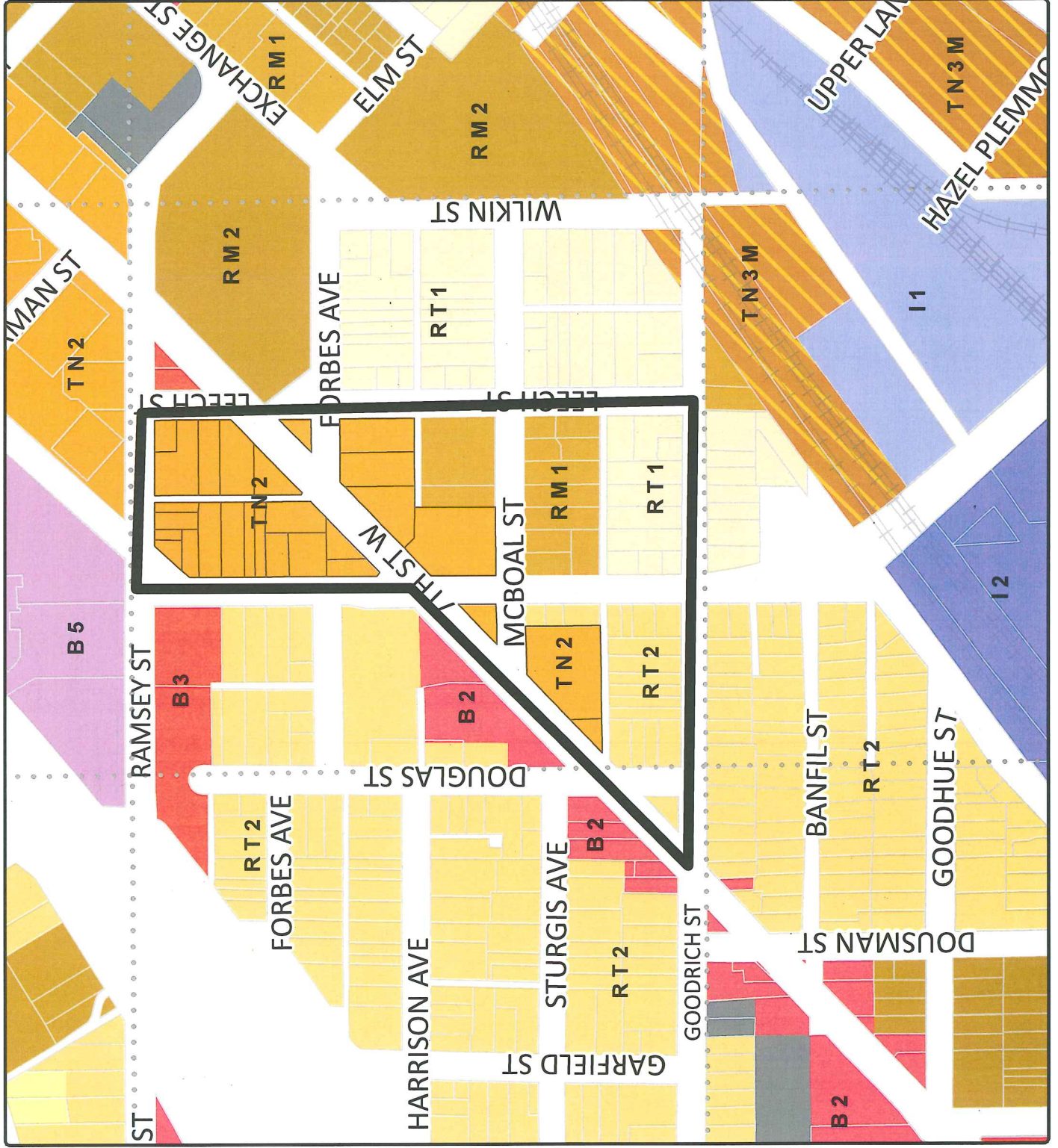
- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- TN1 Traditional Neighborhood
- TN2 Traditional Neighborhood
- TN3 Traditional Neighborhood
- TN3M TN3 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IR Light Industrial Restricted
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction
- Section Lines
- Water
- Study Area



District 9 Commercial Zoning Study - Proposed Zoning

SAINT PAUL ZONING DISTRICTS

- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- TN1 Traditional Neighborhood
- TN2 Traditional Neighborhood
- TN3 Traditional Neighborhood
- TN3M TN3 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IR Light Industrial Restricted
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction
- Section Lines
- Water
- Study Area



District 9 Commercial Zoning Study

PIN	PROP ADDR	FEE OWNER	FEE OWNER ADDR	FEE CITY	EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE
012823410002	1 LEECH ST	Kraus Anderson Of St Paul Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Vacant building
012823410003	200 GRAND AVE	Kraus Anderson	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Kraus Anderson Offices
012823410004	13 LEECH ST	Kraus Anderson Of St Paul Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Vacant building
012823410005	341 7TH ST W	Kraus Anderson Of St Paul Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Bonfe's Mechanical Service
012823410006	358 7TH ST W	City of St Paul	25 4th St W Rm 1000	Saint Paul MN 55102-1692	B3	T2	Entry sign for Sherman Forbes
012823410009	378 SMITH AVE N	Kraus Anderson Construction Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	T2	T2	Boarded-up dwelling
012823410010	376 SMITH AVE N	Kraus Anderson Construction Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	T2	T2	Vacant building
012823410011	372 SMITH AVE N	Bonfe Properties LLP	337 7th St W	St Paul MN 55102-2327	VP	T2	Parking
012823410012	366 SMITH AVE N	Bonfe Properties LLP	337 7th St W	St Paul MN 55102-2327	VP	T2	Parking
012823410013	362 SMITH AVE N	Kraus Anderson Of St Paul Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Kraus Anderson employee parking
012823410014	358 SMITH AVE N	Kraus Anderson Of St Paul Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Kraus Anderson parking
012823410015	210 GRAND AVE	Dale E Becker	210 Grand Ave	St Paul MN 55102-2319	B3	T2	TC Flowers
012823410016	218 GRAND AVE	Naegele Outdoor Advtsng Co	3225 Spring St Ne	Minneapolis MN 55413-2908	B3	T2	Two billboards, parking for TC Flowers
012823410017	206 GRAND AVE	Kraus Anderson Construction Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Parking
012823410018	202 GRAND AVE	Kraus Anderson Of St Paul Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Parking
012823410021	337 7TH ST W	Bonfe Properties LLP	337 7th St W	St Paul MN 55102-2327	B3	T2	Bonfe's Mechanical Service
012823410047	400 7TH ST W	City Of St Paul Real Estate	25 4th St W Rm 1000	Saint Paul MN 55102-1692	B2	T2	Vacant (parklet)
012823410050	186 FORBES AVE	Health One Corporation	1700 82nd St W Ste 100	Bloomington MN 55431-1423	B3	T2	Allina Medical Transportation
012823410051	190 FORBES AVE	Bonfes 196 LLC	380 7th St W	St Paul MN 55102-2732	B3	T2	Allina Medical Transportation
012823410140	414 7TH ST W	Alliance Bank	55 5th St E Ste 115	St Paul MN 55101-2700	B2	T2	Vacant auto repair station
012823410169	380 7TH ST W	Bonfe Properties LLP	380 7th St W	St Paul MN 55102-2732	B3	T2	Holy Mackerel Tattoo
012823410170	380 7TH ST W	Bonfes Auto Service Inc	380 7th St W	St Paul MN 55102-2732	B3	T2	Bonfe's Auto Service and Body Repair
012823410171	384 SMITH AVE N	Kraus-Anderson Construction Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Salvation Army visitor parking
012823410172	205 FORBES AVE	Kraus-Anderson Construction Co	PO Box 158, 8625 Rendova St N	Circle Pines MN 55014-0158	B3	T2	Bonfe's Mechanical Service
012823410173	375 7TH ST W	Salvation Army	2445 Prior Ave N	Roseville MN 55113-2714	B3	T2	Bonfe's Mechanical Service
012823410174	383 7TH ST W	Salvation Army	2445 Prior Ave N	Roseville MN 55113-2714	B3	T2	Salvation Army clock tower, sign
012823410176	444 7TH ST W	Christine Hajney/Troy K Buege	600 Valley Ln	Mendota Heights MN 55118-1843	B2	T2	Vacant land

T2 Traditional Neighborhood District	B3 General Business District
All residential uses permitted. Residential-commercial mixed-use buildings permitted.	Residential uses permitted only in buildings where at least 50% of first floor and basement used for a business.
Office uses permitted.	Office uses permitted.
CUP required for general retail, grocery stores and restaurants greater than 15,000 sq. feet.	General retail, grocery stores and restaurants permitted as-of-right.
CUP required for hospitals. Medical or dental clinic permitted.	Hospitals permitted, as are medical or dental clinics.
CUP required for drive-through lanes; limit of 1 lane (3 for banks).	Drive-through sales and service permitted, no limit on number of lanes.
CUP required for auto convenience markets, auto service stations. Auto service stations allowed only within ¼ mile of University Ave.	CUP required for auto convenience markets, auto service stations.
Existing auto body shops, auto repair stations legally non-conforming, can expand without expansion of non-conforming use permit.	Existing auto body shops legally non-conforming, can expand without expansion of non-conforming use permit. Auto repair stations are conditional uses
Auto specialty stores not permitted.	Auto specialty stores are conditional uses.
Height limit = 35' plus distance set back from side, rear setback lines. Conditional use permit for up to 45' within 600' of existing or planned transit stop on "transit street", up to 65' at specific locations on University Ave.	Height limit 30' plus distance set back from required setback lines.
Front yard setback 10-25' for residential; 0-10' for non-residential/mixed use. Side and rear yard setback requirement 6' if window or door openings face lot line. Rear yard setback 15' for 1-2 family/townhouse dwellings.	No front yard setback requirement. Side and rear yard setback requirement 6' if window or door openings face lot line.
25% lower parking requirement for property on a "transit street" (University, Robert, Wabasha, Concord)	No lower parking requirements.
No parking required in T districts within ¼ mile of University Ave.	No exceptions to required minimum parking.
Parking must be located behind the principal building (or interior side yard if necessary).	Fewer limits on location of parking.
22 design standards (Sec. 66.343) to help ensure high-quality development and protect neighborhood character.	Fewer design standards (Sec. 63.110).
Minimum FAR of 0.3./maximum of 2.0 - 3.0 depending on use	No minimum FAR; maximum of 2.0.

city of saint paul
planning commission resolution
file number _____
date _____

District 9 Commercial Zoning Study

WHEREAS, the *District 9 Area Plan* was adopted by the Saint Paul City Council on July 7, 2010, and contains strategies in the areas of housing, jobs and economic development, community development, land use, historic preservation and aesthetics; and

WHEREAS, shortly after the Plan was adopted, it was rumored that one of the parcels near the intersection of W. 7th and Grand Avenue/Ramsey Street was going to change hands, raising community concern about the future land use and zoning at this important gateway to the neighborhood; and

WHEREAS, a large auto repair business at 414 W. 7th has been vacant for some time, and the community wanted to explore zoning tools to allow a mixed-use residential/commercial building that would be in scale with the adjacent residential fabric; and

WHEREAS, on October 27, 2010, the City Council passed a resolution requesting that the Planning Commission "undertake a zoning study to assess whether the B3 zoning classification of said gateway parcel and the parcels specified herein which are adjacent to the gateway parcel within District 9 would further the District 9 Area Plan's Jobs and Economic Development Strategies calling for the preservation of businesses and jobs in the District while at the same time complementing the District's Housing Objectives;" and

WHEREAS, the study area boundaries were generally identified as Grand Avenue on the north, Leech Street on the east, Goodrich Street on the south, and W. 7th and Smith on the west; and

WHEREAS, at the same time, the City Council placed a one-year moratorium on the issuance of zoning and building permits or approvals in the study area; and

WHEREAS, the zoning study and moratorium exempted parcels zoned RT1, RT2, RM1 and RM2 within the larger study area; and

WHEREAS, on May 13, 2011, the Planning Commission initiated the District 9 Commercial Zoning Study, consistent with the parameters laid out in the October 2010 City Council resolution; and

WHEREAS, the Planning Commission released the study recommendations on June 10, 2011; and

moved by _____
seconded by _____
in favor _____
against _____

WHEREAS, the study recommended rezoning all B2 Community Business, B3 General Business and VP Vehicular Parking parcels within the study area to T2 Traditional Neighborhood; and

WHEREAS, the study concluded that T2 zoning will allow for a concentration of retail businesses at key nodes and higher-density residential use between nodes, and will provide design guidelines that address the key design goals of the Fort Road Design Guidelines – strategies called for in the *District 9 Area Plan*; and

WHEREAS, the study also concluded that, given the low-density development immediately adjacent to the commercial corridor, T2 allows for a better density and land use transition between W. 7th and the residential neighborhood; and

WHEREAS, the Planning Commission held a public hearing on July 22, 2011, at which all interested persons were invited to speak and were heard; and

WHEREAS, the public record stayed open until 4:30 p.m. on July 25, 2011; and

WHEREAS, the Planning Commission duly considered all public testimony.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby recommends rezoning of the B2 Community Business, B3 General Business and VP Vehicular Parking parcels within the District 9 Commercial Zoning Study area to T2 Traditional Neighborhood; and

BE IT FURTHER RESOLVED, that the Planning Commission requests that PED staff continue to work with neighborhood, business and District 9 representatives and property owners to explore the best way to “codify” design guidelines for this section of Grand/Ramsey and W. 7th streets.